



**Flat 38, Homethwaite House Eskin Street, Keswick – CA12 4DG**

Guide Price **£80,000**

## Flat 38

Homethwaite House Eskin Street, Keswick

Homethwaite House was built by McCarthy and Stone in the late 1980s providing 40, 1 & 2 bedroom flats arranged over 3 floors. The development offers comfortable and secure accommodation for residents who must be over the age of 60 and is situated in a pleasant residential area within easy, level walking distance to the town centre and most local amenities.

This particular apartment is positioned on the second floor with views over the town and towards the Lakeland fells. The property comprises hallway, spacious living/dining room, door to the kitchen with additional side window, bedroom and bathroom.

There is a house manager and each flat is equipped with the usual 24 hour emergency call line. Communal facilities include attractive garden areas, a welcoming reception hall with adjacent managers office and spacious residents lounge. There is a lift service to each floor and a well equipped laundry room.

- Leasehold
- Council Tax Band B
- EPC Rating TBC
- One Bedroom
- Over 60's Complex
- Communal areas and grounds
- Close to all amenities



**Entrance Hallway**

22' 6" x 3' 0" (6.85m x 0.91m)

Built in storage cupboard.

**Bedroom**

8' 8" x 11' 7" (2.63m x 3.54m)

Window to rear aspect, built in wardrobes and a storage heater.

**Bathroom**

5' 5" x 7' 0" (1.66m x 2.14m)

Bath with electric shower over, WC and wash hand basin set in vanity unit.

**Living Room**

10' 0" x 17' 4" (3.06m x 5.29m)

Two windows to front aspect and a storage heater.

**Kitchen**

7' 5" x 6' 11" (2.26m x 2.10m)

Window to side aspect, range of matching wall and base units with complementary worktop, stainless steel sink and drainer, electric hob, oven and space for fridge freezer.

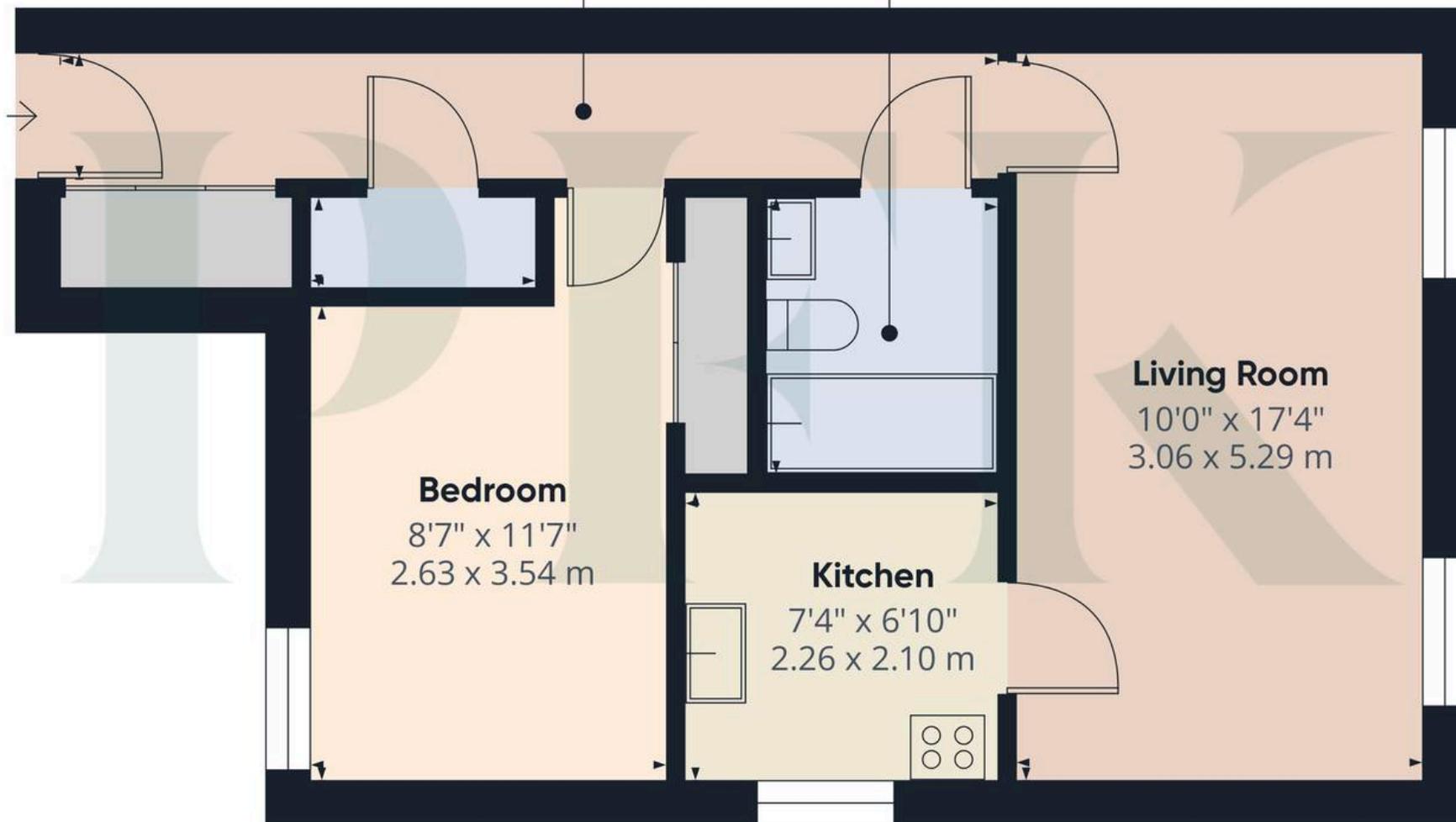


## Hallway

22'5" x 2'11"  
6.85 x 0.91 m

## Bathroom

5'5" x 7'0"  
1.66 x 2.14 m



## Bedroom

8'7" x 11'7"  
2.63 x 3.54 m

## Kitchen

7'4" x 6'10"  
2.26 x 2.10 m

## Living Room

10'0" x 17'4"  
3.06 x 5.29 m

### Approximate total area<sup>(1)</sup>

482 ft<sup>2</sup>  
44.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ADDITIONAL INFORMATION

### Tenure

The property is leasehold with a term of 125 years from 16th June 1988. Service charge is £2,888 per year which includes lift maintenance, warden services, cleaning of common areas, buildings insurance and maintenance/decoration of external areas. The ground rent is £438.88 per year.

### Directions

The property can easily be located using postcode CA12 4DG or can otherwise be found using what3words location [///cooks.these.haystack](https://www.what3words.com/@@@cooks.these.haystack)

### Services

Mains electricity, water & drainage; double glazing installed throughout. Electric storage heaters. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agency Keswick

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