



Flat 18 Hewetson Court, Main Street, Keswick CA12 5DW

Guide Price **£225,000**

PFK

Flat 18 Hewetson Court

The Property:

A ground floor, purpose built apartment with lovely surrounding Lakeland fell views. Located only a short walk away from the town centre, and is a great starting point for many walks. The accommodation briefly comprises an entrance hallway, kitchen, sitting/dining room, two good sized bedrooms and a separate bathroom. All set in a convenient and sought after location being close to the town centre, yet surprisingly tranquil. The property is currently a home, but would be equally suitable as a second home or investment opportunity, neither are restricted.

- Pets allowed
- Allocated parking
- Ground floor apartment
- EPC rating E
- Council tax band D
- Leasehold
- Town centre





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Location & directions:

The property is in the heart of Keswick town centre and the Lake District National Park. Access via major A roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

Directions

The property can easily be located using postcode CA12 5DW or can otherwise be found using what3words location [///path.just.flamingo](https://www.what3words.com/path/just/flamingo)



ACCOMMODATION

Entrance Hallway

2' 11" x 16' 10" (0.88m x 5.13m)

With electric storage heater and a good size storage cupboard.

Living/Dining Room

12' 6" x 11' 9" (3.82m x 3.58m)

With window to front aspect overlooking the car park area, space for dining table and chairs and a electric storage heater.

Kitchen

9' 1" x 6' 1" (2.78m x 1.86m)

Window to side aspect, a range of matching wall and base units, electric hob with extractor over, oven, stainless steel sink, drainer and mixer tap, space for a fridge and washing machine.

Bedroom

9' 3" x 12' 5" (2.81m x 3.78m)

Window to rear aspect and an electric storage heater.

Bathroom

5' 11" x 6' 9" (1.80m x 2.07m)

Window to side aspect, bath with electric shower over, wash hand basin with fitted storage, WC and a heated towel rail.

Bedroom 2

6' 6" x 10' 4" (1.98m x 3.16m)

Window to rear aspect and an electric storage heater.

EXTERNALLY

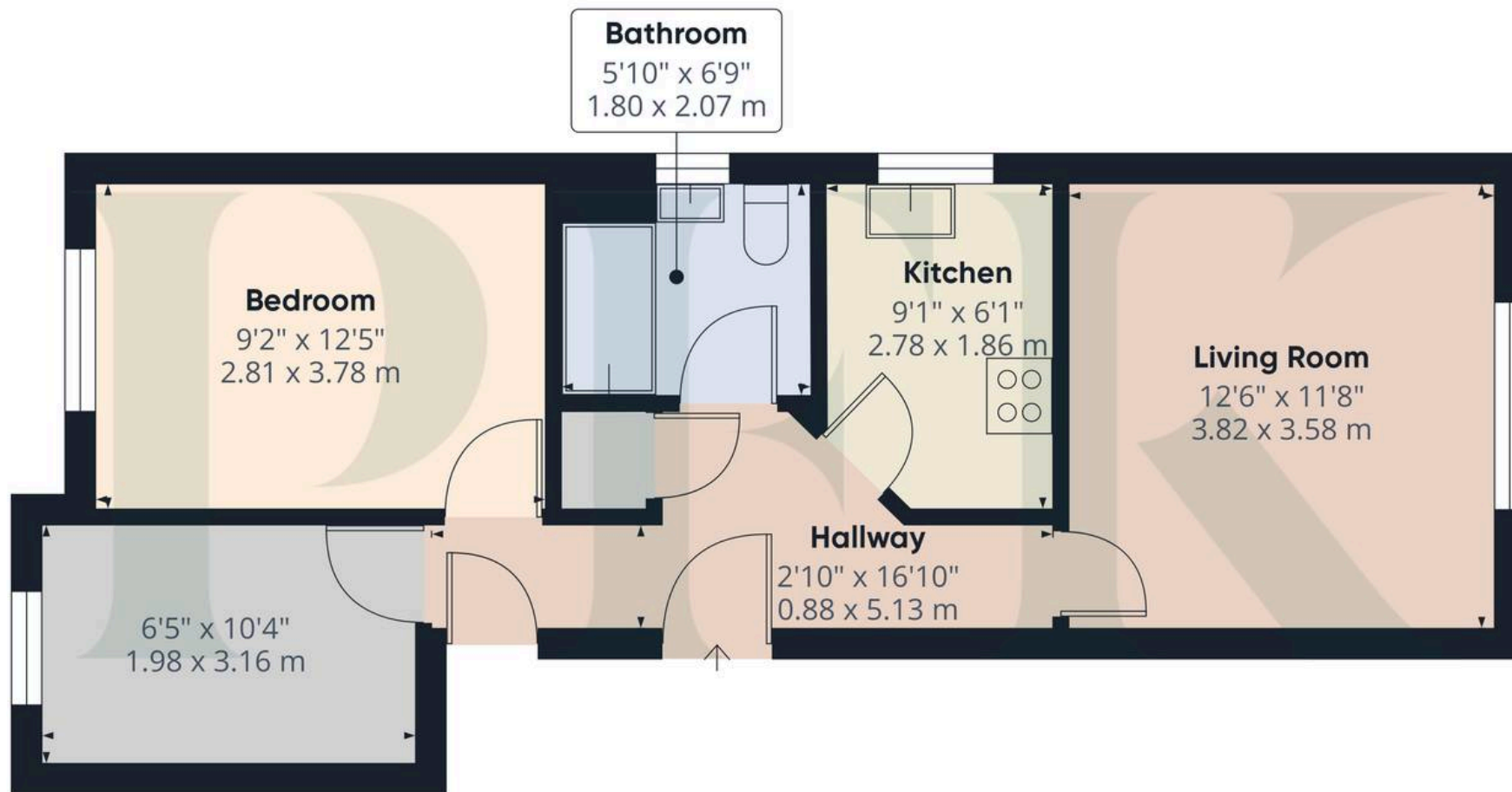
Communal Garden

Allocated Parking

1 Parking Space

Allocated parking spaces to the front of the building, numbered by apartments.





Approximate total area⁽¹⁾

498 ft²

46.1 m²

(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

Services

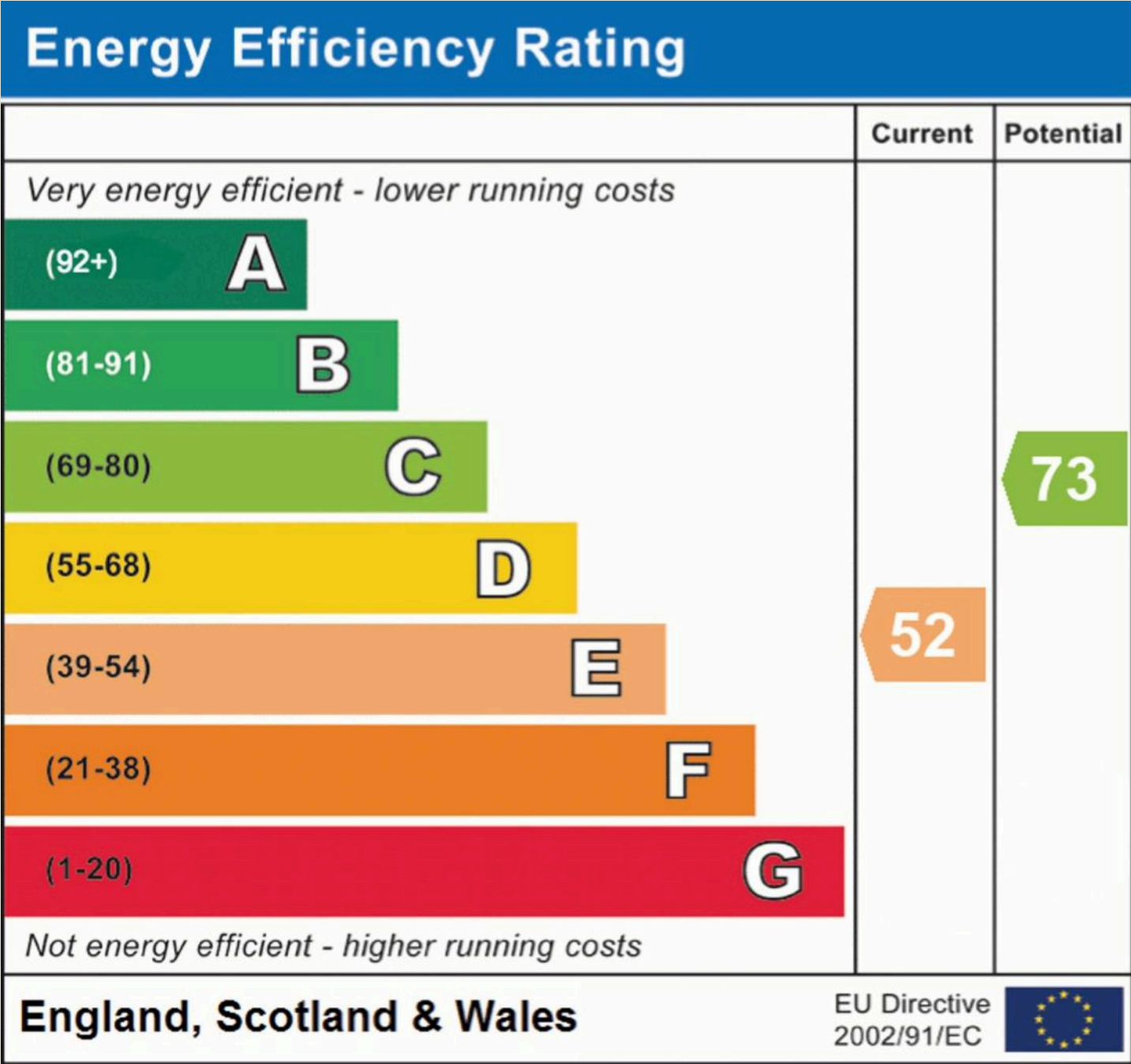
Mains electricity, water & drainage; electric heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

Tenure

A 999 year lease from 1992. There is a monthly management charge is £105, which covers communal areas, external decoration, bin and grounds maintenance.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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