

Flat 28 Homethwaite House, Eskin Street, Keswick, CA12 4DG

Guide Price £90,000

PFK

Flat 28 Homethwaite House

The Property:

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 occupies a favourable position on the first floor to the rear of the building with views over the communal gardens. The property comprises hallway, spacious living room and archway to modern fitted kitchen, bedroom and shower room.

There is a resident 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.













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Location & Directions:

Eskin Street is a lovely residential area, located close to the centre of Keswick and conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

Directions

The property can easily be located using postcode CA12 4DG or can otherwise be found using what3words location ///passively.drops.costly

- **Over 60's complex**
- **Tenure: Leasehold**
- **One bedroom first floor apartment**
- **Communal areas and garden**
- **EPC rating TBC**
- **Close to all amenities**
- **Council Tax: Band B**

ACCOMMODATION

Hallway
3' 1" x 7' 8" (0.93m x 2.34m)
Intercom system and doors to all rooms, fitted storage cupboard.

Shower Room
5' 4" x 6' 8" (1.62m x 2.03m)
Shower cubicle with electric shower, wash hand basin, WC and a heated towel rail.

Bedroom
8' 8" x 11' 11" (2.63m x 3.62m)
A light room with window to the rear elevation, electric heater, fitted wardrobes, dressing table and drawers.

Living Room
10' 6" x 15' 3" (3.19m x 4.65m)
Spacious light room with window to the rear elevation, electric heater and archway into kitchen.

Kitchen
7' 3" x 5' 5" (2.21m x 1.64m)
Fitted with matching wall and base units with complementary worktop and tiled splashback, stainless steel sink and drainer, electric oven and grill with hob above and extractor over, space for fridge and freezer.

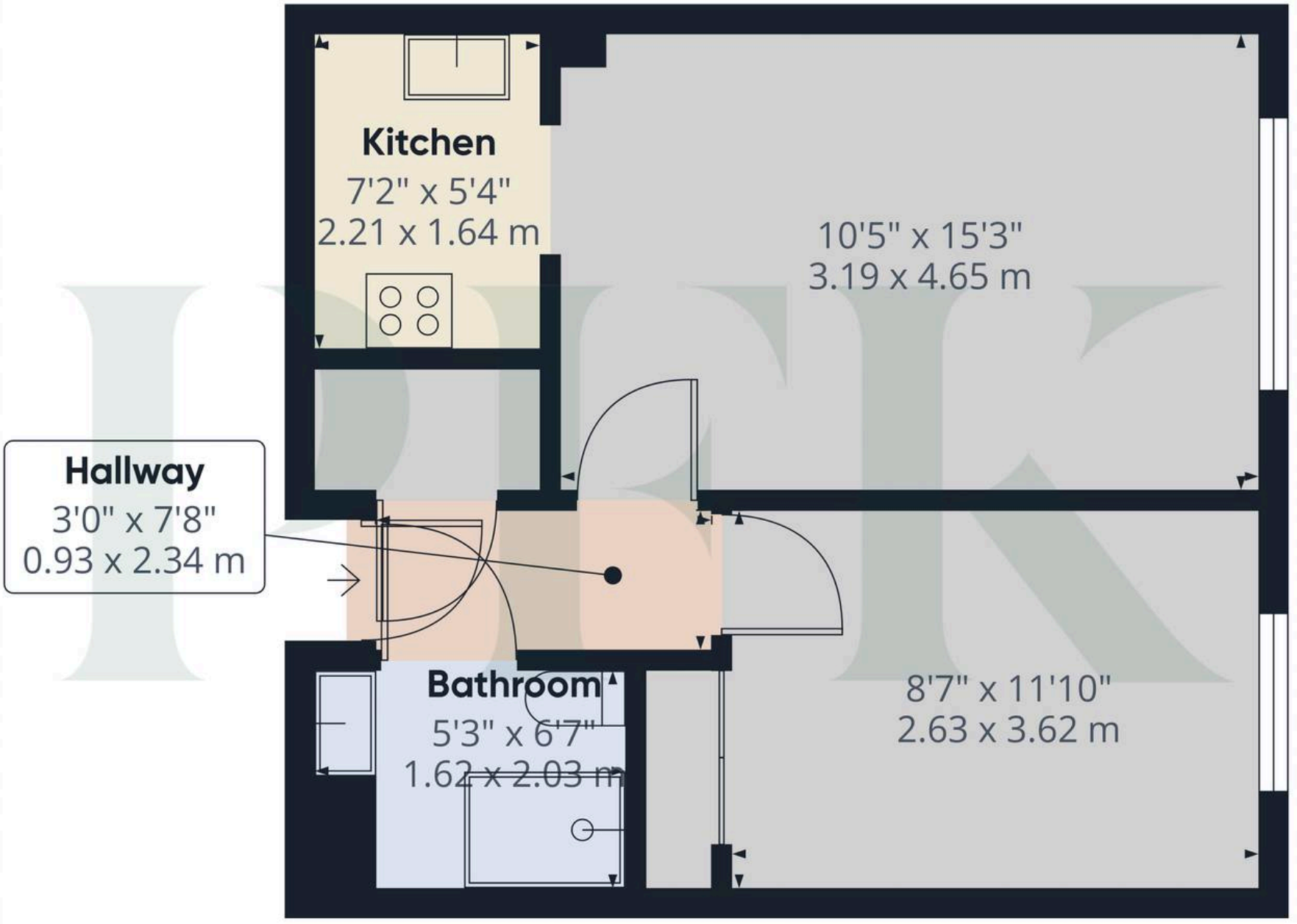
EXTERNALLY

Communal Garden









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Approximate total area(1)

387 ft²

36 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

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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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 £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Tenure
The property is leasehold with a term of 125 years from 12th January 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.

Services
Mains electricity, water & drainage; 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.





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