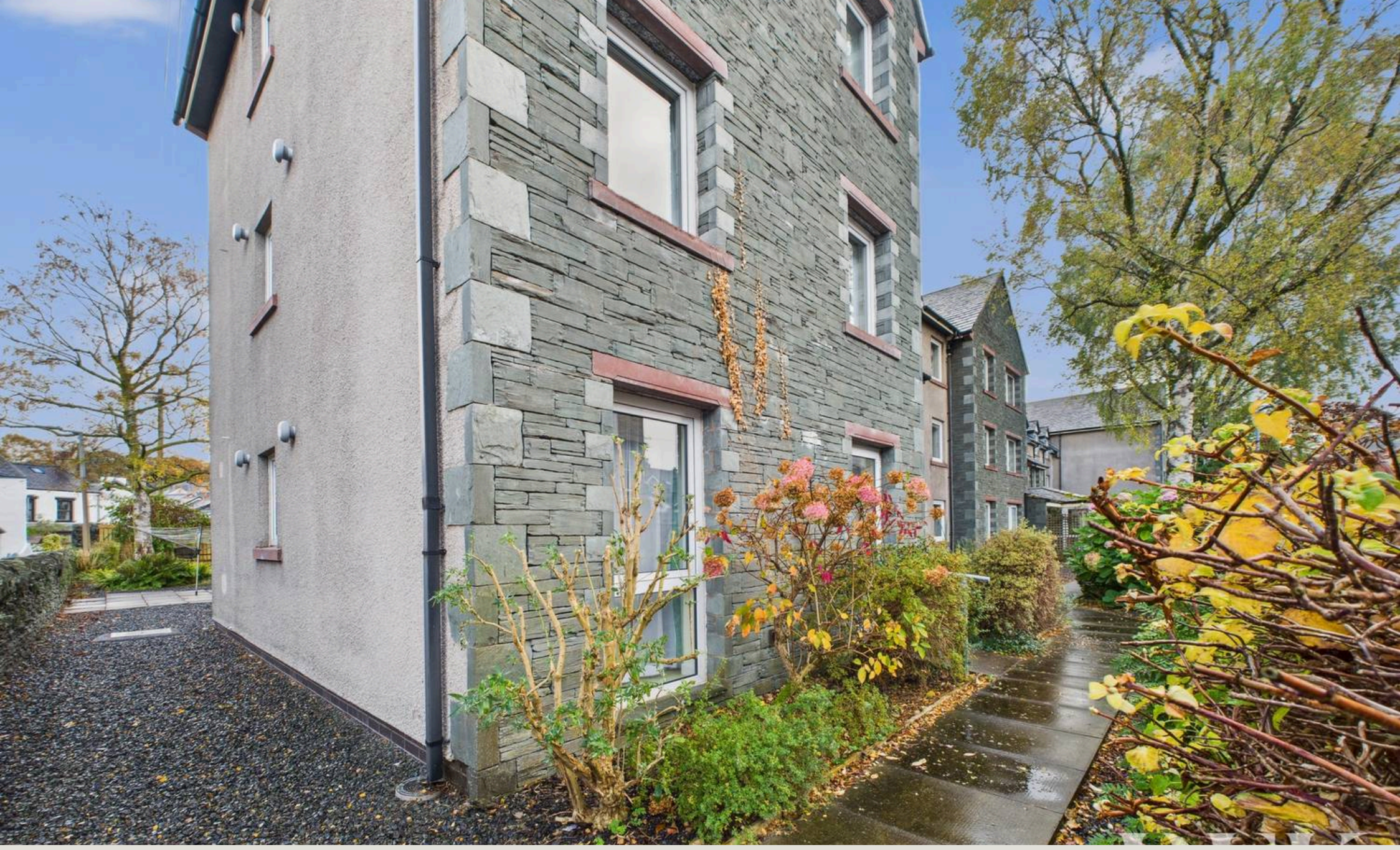


Flat 10, Homethwaite House, Eskin Street, Keswick, CA12 4DG

Guide Price £95,000

PFK

Flat 10 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 ground floor to the front of the building on the left hand side, with views over the town and towards the Lakeland fells and with private access to the front via the living/dining room. The property comprises hallway, spacious living/dining room and archway to modern fitted kitchen with additional side window, bedroom and modern bathroom with accessible shower cubicle.

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.













Flat 10 Homethwaite House

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 ///cooks.these.haystack

- **Tenure: Leasehold**
- **Council Tax: Band B**
- **EPC rating D**
- **One bedroom**
- **Over 60's complex**
- **Communal areas & garden**
- **Close to all amenities**

ACCOMMODATION

Entrance Hallway
22' 7" x 3' 1" (6.89m x 0.95m)
Built in storage cupboard.

Living Room
9' 11" x 17' 5" (3.03m x 5.32m)
Window and door to front aspect, feature electric fire and two electric radiators.

Kitchen
7' 6" x 6' 11" (2.28m x 2.11m)
Window to side aspect, range of matching wall and base units with complementary worktop, stainless steel sink and drainer with mixer tap, electric hob with extractor over, oven, and space for fridge freezer.

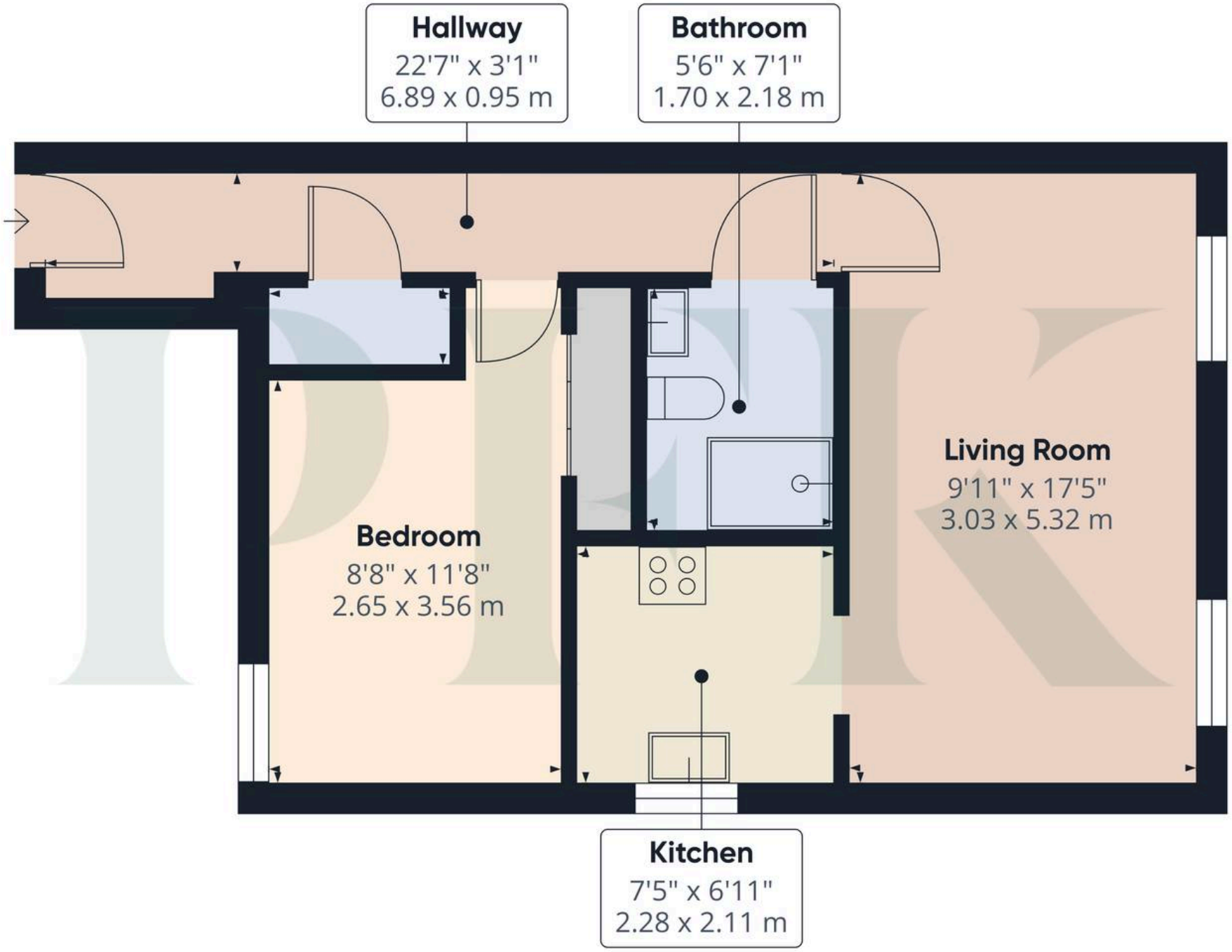
Bedroom
8' 8" x 11' 8" (2.65m x 3.56m)
Window to rear aspect, built in wardrobes and storage heater.

Bathroom
5' 7" x 7' 2" (1.70m x 2.18m)
WC, shower cubicle with electric shower, wash hand basin set in vanity unit, mirrored cupboard and built in storage.









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Approximate total area(1)

478 ft²

44.4 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.

GIRAFFE360

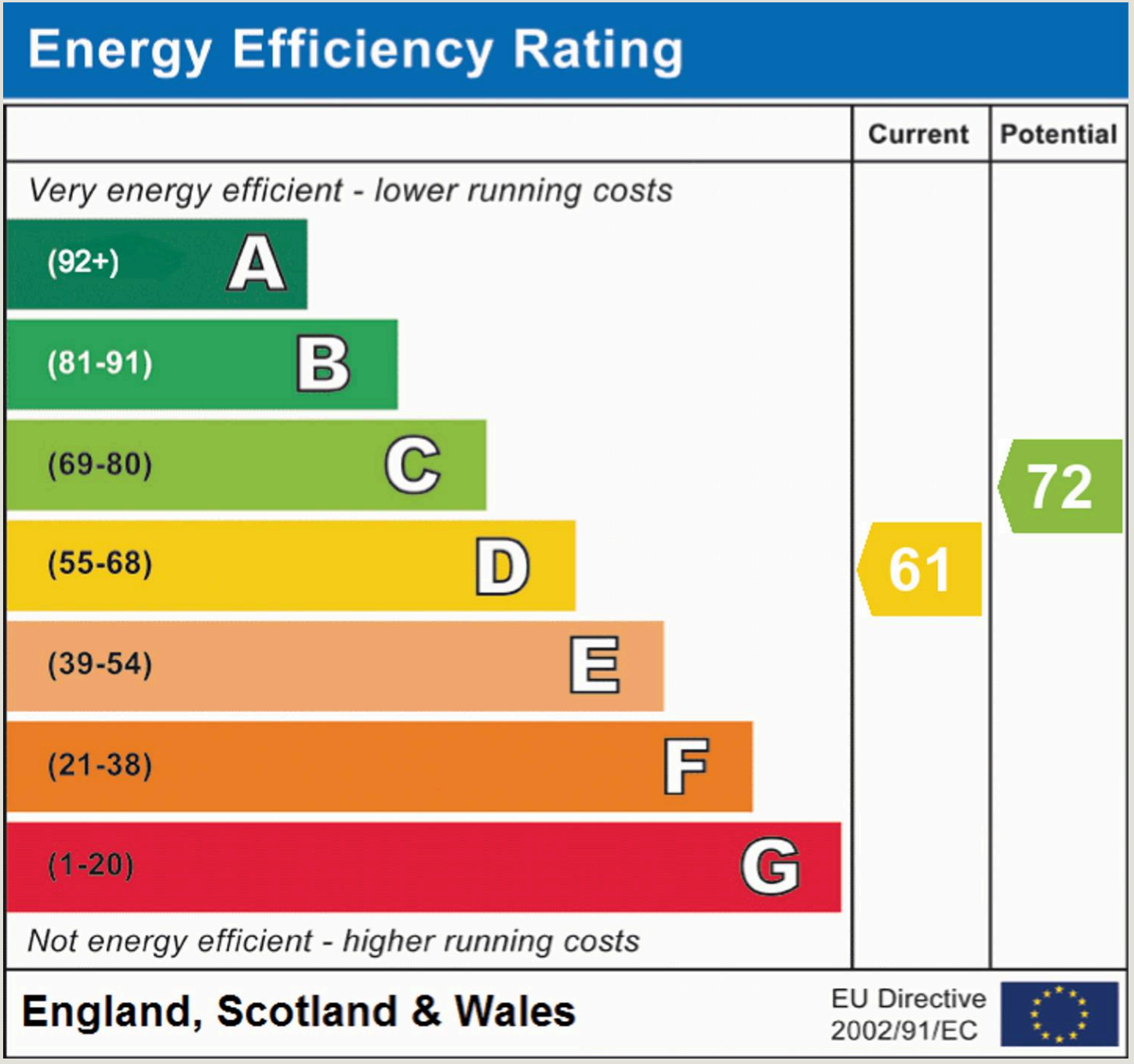
ADDITIONAL INFORMATION

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.

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.

Tenure

The property is leasehold with a term of 125 years from 16 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.





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