



**5 Greta Side Court, Keswick, CA12 5LF**

Guide Price **£198,000**

**PFK**

## 5 Greta Side Court

### The Property:

Attractive first floor apartment, offstreet parking and views; well located for easy access to a wide range of amenities within Keswick town centre. The apartment is approached from the adjacent parking area, with outside steps leading up to the first floor.

The apartment has a sitting/dining room with windows to the front, kitchen with fitted appliances, a principal bedroom with lovely views and modern three piece bathroom. Externally, there are eight allocated private parking spaces. A residents management company oversees the maintenance of the buildings and surrounding grounds.

- **EPC rating D**
- **Tenure: Leasehold**
- **Council Tax Band B**
- **One bedroom**
- **Parking available**
- **Town centre location**
- **Views from the bedroom over the river into Fitz Park & Lakeland fells**





## 5 Greta Side Court

### Location & Directions:

Conveniently situated within a short walking distance of the town centre. Keswick is a bustling market town situated within the Lake District National Park which has World Heritage Status. Adjacent to Derwentwater, surrounded by stunning Lakeland fells, the town caters well for everyday needs, a range of shops, restaurants, fine old inns and pubs, museum, plus the renowned Theatre By The Lake and iconic Alhambra Cinema providing excellent year round entertainment.

### Directions

The property can easily be located using postcode CA12 5LF or can otherwise be found using what3words location [#####singled.nails.countries](https://www.what3words.com/#####singled.nails.countries)



## ACCOMMODATION

### Living Room

9' 5" x 13' 6" (2.87m x 4.12m)

Window to front aspect and electric storage heater.

### Kitchen

6' 9" x 5' 4" (2.07m x 1.63m)

Window to front aspect, range of matching wall and base units, complementary worktop, electric cooker with extractor over, stainless steel sink and drainer with mixer tap and space for fridge freezer.

### Bathroom

5' 9" x 5' 4" (1.76m x 1.63m)

WC, wash hand basin, bath with electric shower over and a heated towel rail.

### Bedroom

8' 4" x 9' 0" (2.54m x 2.74m)

Window to rear aspect and electric heater.

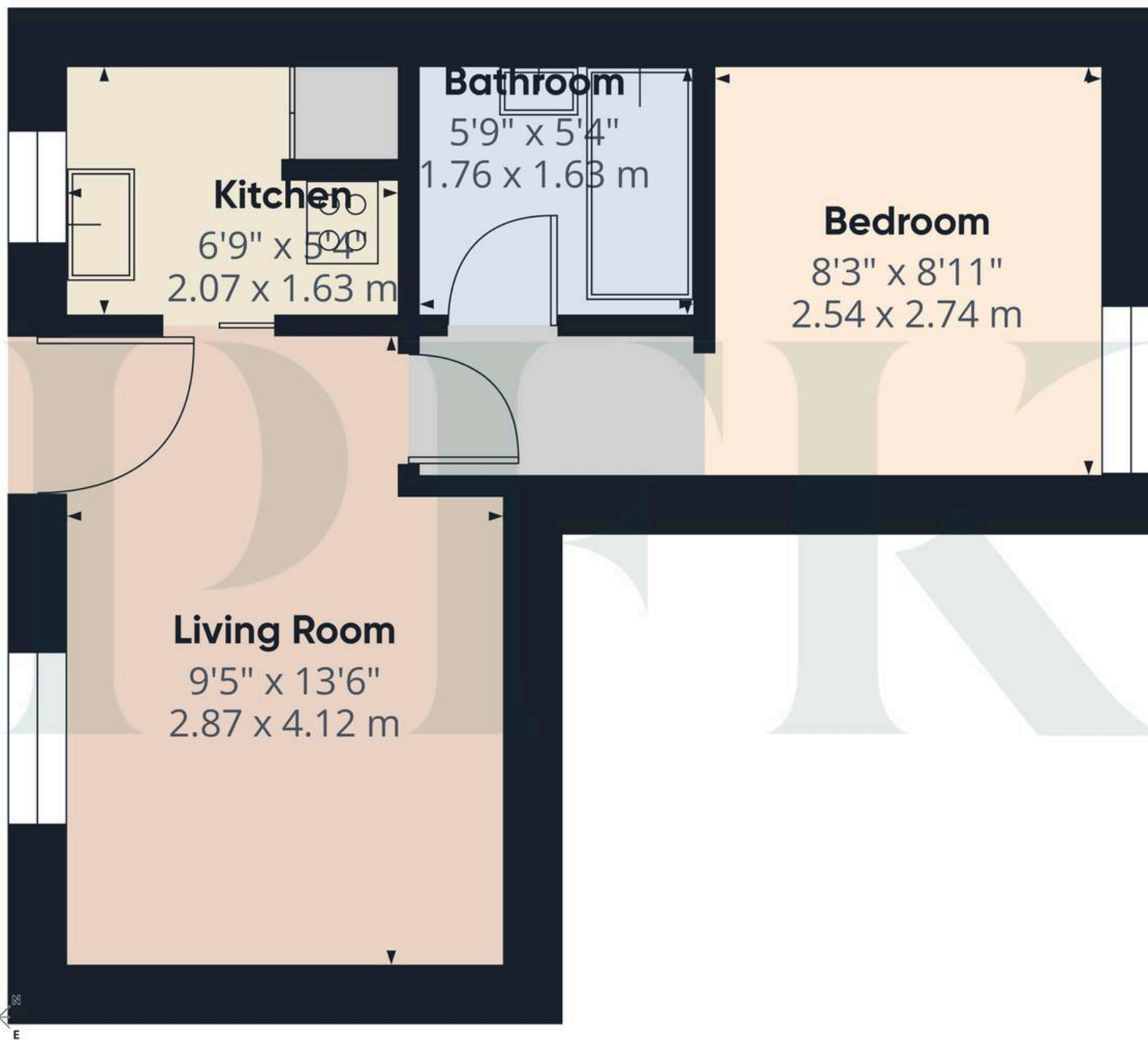
## EXTERNALLY

### Off street

1 Parking Space

Offstreet in front of the building. Parking is on a first come first served basis, however this does not normally cause a problem. There is also a long stay car park opposite the gate.





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

292 ft<sup>2</sup>

27.2 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.

GIRAFFE 360

**ADDITIONAL INFORMATION**

**Tenure**

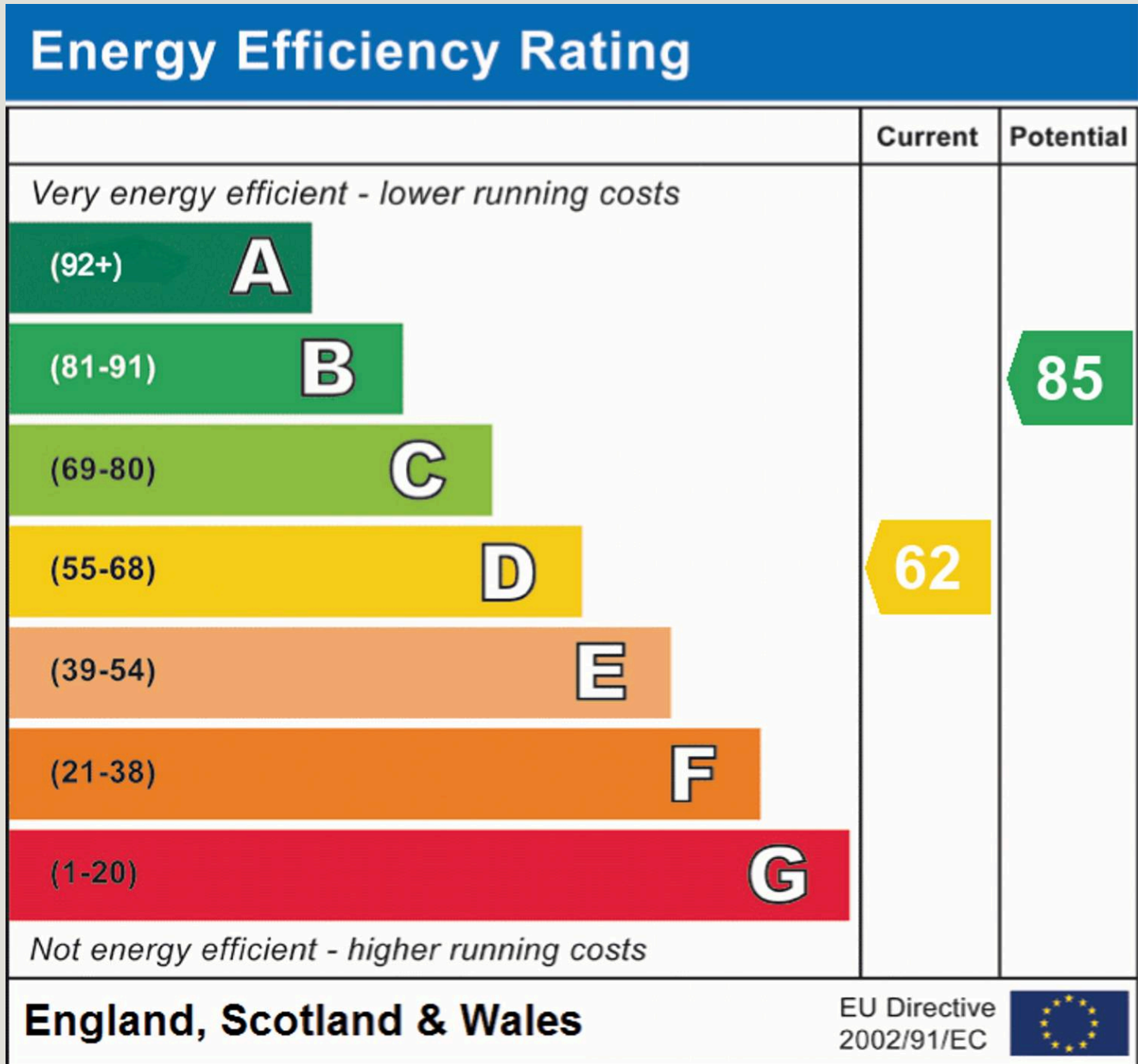
Leasehold which is 999 years, beginning on and including 1 January 2021. Annual maintenance charge £2,230, this covers water, building insurance and general maintenance. Management company is 'Nationwide Property management' and a sinking fund is in place. Storage facility on the ground floor for flat owners use.

**Referral Fee Disclosure**

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, 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 £221 in 2024 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.

**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.





## PFK Estate Agency Keswick

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