

PFK



Flat 2, Balmoral House Lake Road, Keswick – CA12 5DQ

Guide Price **£205,000**

PFK

Flat 2

Balmoral House Lake Road, Keswick

Balmoral House is a block of 7 apartments, number two is a second floor self contained apartment, accessed via an external stair case, with allocated parking space within level walking distance of Keswick town centre. Currently a second home, but could be a successful holiday let or would equally make a primary home. The property does require some modernisation, with a sitting/dining room leading into the kitchen, shower room with separate WC and a good size double bedroom which looks over the town centre to the surrounding Lakeland fells.

- Leasehold
- Council Tax band A
- EPC TBC
- Town centre
- Allocated parking
- Lakeland Fell views

Located in the heart of Keswick, 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. 18 miles).



Living Room

12' 1" x 9' 8" (3.68m x 2.95m)

Window and door to front aspect, feature electric fireplace with wooden surround, electric heater.

Kitchen

6' 4" x 8' 4" (1.93m x 2.55m)

A range of matching wall and base units, tiled splash back, gas hob with extractor over, oven, stainless steel sink, drainer and mixer tap, space for a under counter fridge, space for a washing machine, and a wall mounted fold away dining table.

Shower Room

5' 5" x 5' 0" (1.65m x 1.52m)

Shower cubicle with electric shower, wash hand basin, heated towel rail and separate WC.

Bedroom

12' 2" x 9' 9" (3.72m x 2.98m)

Window to rear aspect overlooking the town centre and Lakeland fells and space for electric heater.

Allocated parking

1 Parking Space

Parking off road.





ADDITIONAL INFORMATION

Services

Main electric, water & drainage. Electric heating and double glazing installed. 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 leasehold is 99 years from 1 April 1989. There service charge is £339.14 for the period 1 Oct 25 to 31 March 26, this covers maintenance of communal areas and there is no ground rent.

Directions

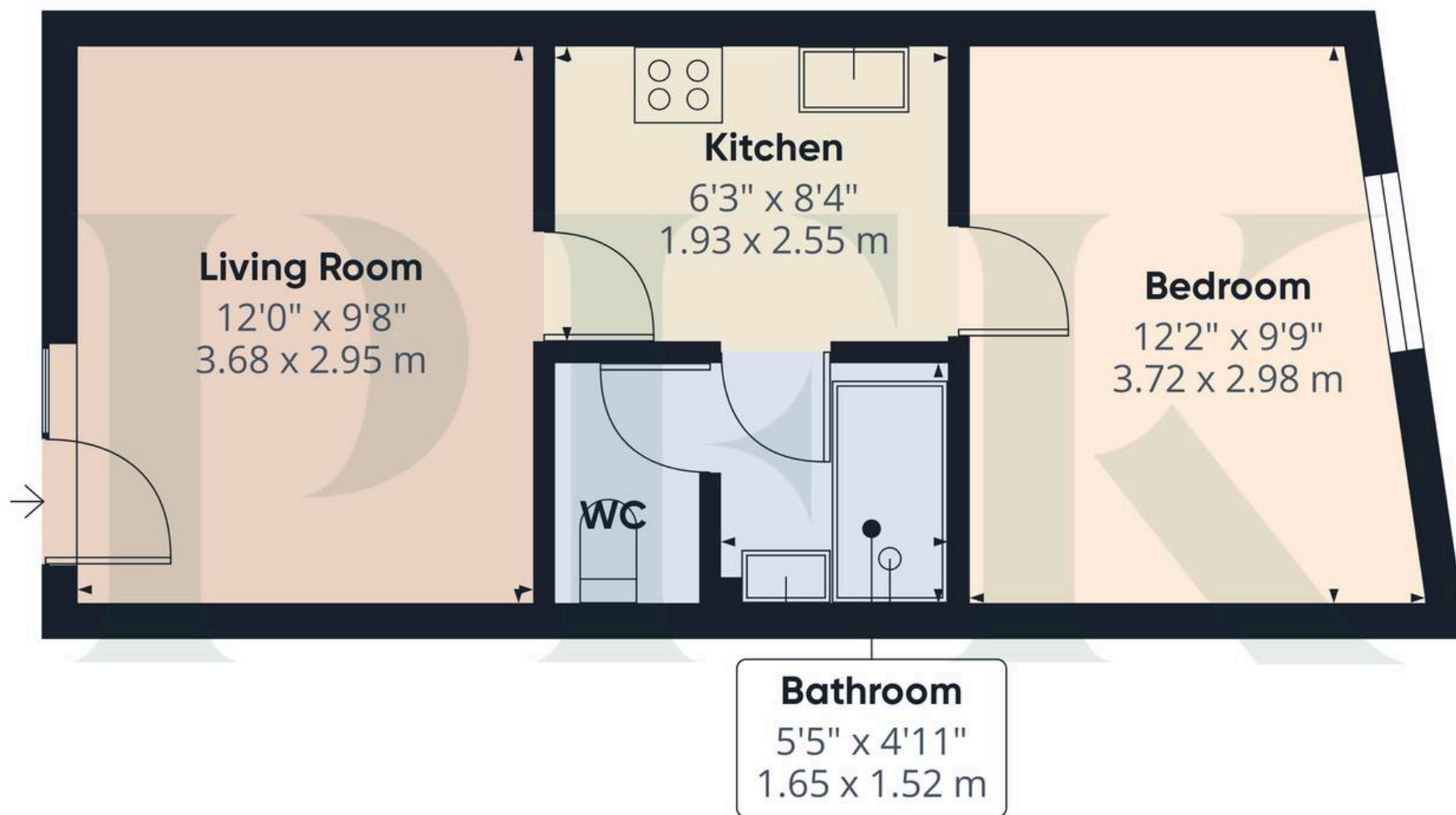
The property can easily be located using postcode CA12 5DQ or can otherwise be found using what3words location [///debut.pheasants.pampering](https://www.what3words.com/location/debut.pheasants.pampering)

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





Approximate total area⁽¹⁾

327 ft²
30.4 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.

GIRAFFE 360





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