



Flat 9 Riverside Lodge, Station Road, Keswick, CA12 4ND

Guide Price £185,000

PFK

Flat 9 Riverside Lodge

The Property:

Riverside Lodge is a purpose built development of nineteen apartments, constructed in 1989, and professionally managed by Anchor Housing. Residents must be over 55 years of age. Services include external maintenance and a community alarm system.

This deceptively spacious apartment is on the first floor of Riverside Lodge, with level access from the front of the building, yet with the advantage of a lift. It is located close to the town centre, with local amenities in easy walking distance. It features views over the river Greta to Latrigg and the gracious gardens and recreation areas of Fitz Park are just outside the door. The apartment is fully modernised, including the modern fitted kitchen with breakfast bar, shower room, heating, decoration and carpets. An opportunity not to be missed.

- Over 55's apartment
- EPC rating TBC
- Tenure: Leasehold
- Immaculately furnished & modernised throughout
- Pleasant views of Fitz Park & Latrigg
- Council Tax: Band D





Flat 9 Riverside Lodge

Location & Directions:

Superbly positioned in the heart of Keswick town centre overlooking Fitz Park. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned 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 4ND or can otherwise be found using what3words location
[///forlift.cherry.depending](https://www.what3words.com/lookup/forlift.cherry.depending)



ACCOMMODATION

Entrance Hallway

14' 8" x 7' 7" (4.48m x 2.32m)

With electric radiator.

Living Room

14' 10" x 11' 1" (4.53m x 3.39m)

Window to rear aspect overlooking Fitz Park, feature fireplace with electric fire and stone surround.

Kitchen/Breakfast Room

9' 9" x 9' 4" (2.98m x 2.84m)

Window to rear aspect, a range of matching wall and base units, complementary work surfacing, stainless steel sink, drainer and mixer tap, eye level oven, built in microwave oven, electric hob with extractor over, integrated washing machine, dishwasher and fridge freezer. Bespoke breakfast bar and heated towel rail.

Shower Room

5' 8" x 9' 2" (1.73m x 2.80m)

Shower cubicle with mains shower, wash hand basin with units, WC with fitted units, fitted cupboard housing the water tank and a heated towel rail.

Bedroom 1

13' 5" x 9' 4" (4.10m x 2.84m)

Window to front aspect, electric radiator, fitted wardrobes, drawers and dressing unit.

Bedroom 2

14' 8" x 7' 7" (4.48m x 2.32m)

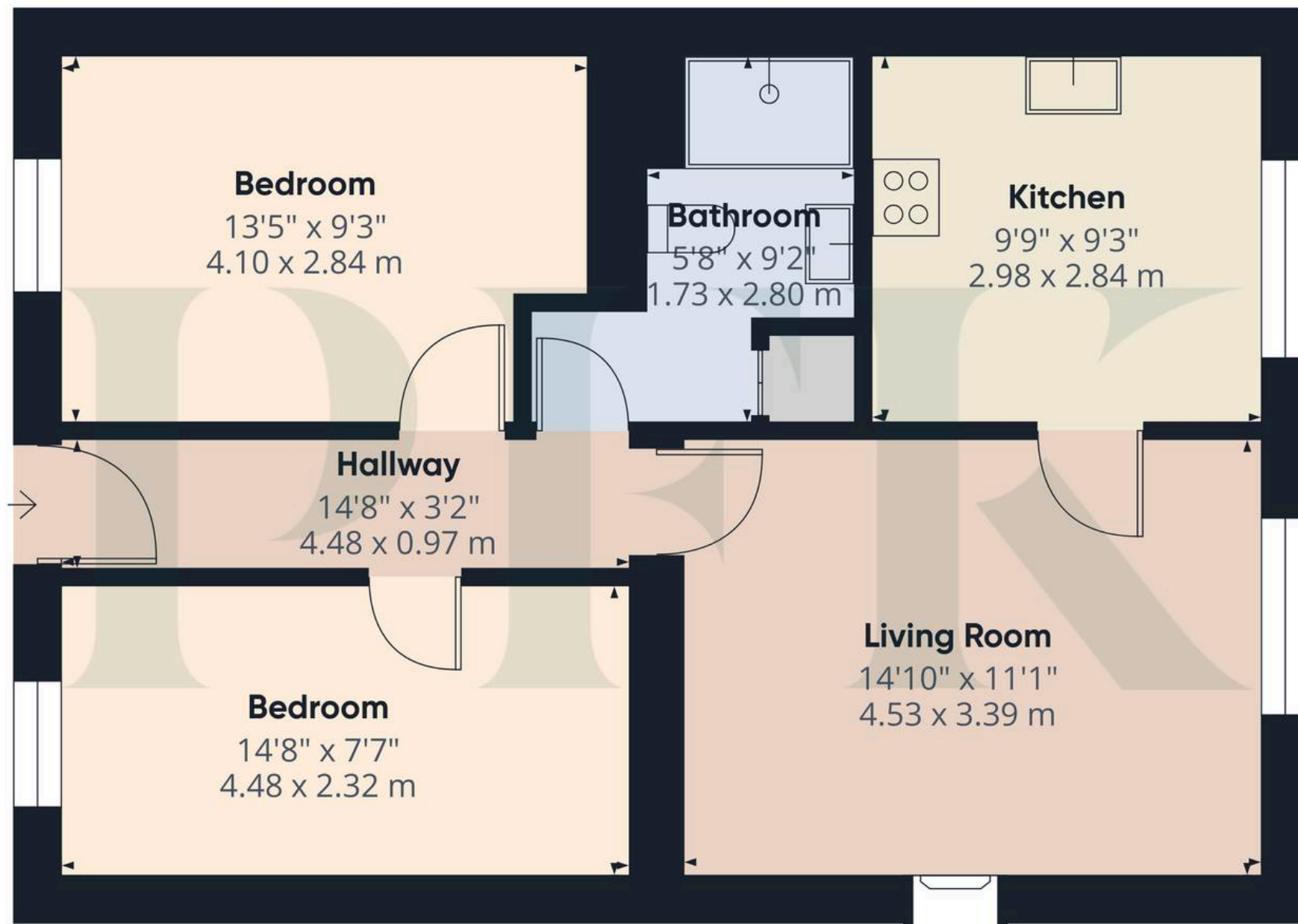
Window to front aspect, electric radiator, fitted cupboards, wardrobe and dressing unit.

EXTERNALLY

Off street - 1 Parking Space

Off street parking available alongside the apartment block, a first come, first serve basis.





Approximate total area⁽¹⁾

590 ft²

54.9 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

Tenure

Leasehold with a term of 99 years from 1st September 1998. Service charge is £233.34 p/m and covers servicing of fire alarms, lift maintenance, buildings insurance and management. There is a ground rent of £135 payable every 6 months. There is a sinking fund payment which is due at the point of sale, this covers the major repairs on the building, such as new roof, new lift etc. This is charged at a rate of 10% of the difference between the purchase price of the property and the selling price of the property.

Referrals and 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 £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.





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