



## Keswick

Offers over  
**£100,000**

Flat 12 Homethwaite  
House  
Eskin Street  
Keswick  
CA12 4DG

A one bedroom ground floor retirement apartment forming part of a private and secure purpose built complex most conveniently situated on a side street within walking distance of Keswick town centre.

Property Ref: KW0171





Living Room



Bedroom



Shower Room

Accommodation (with approximate measurements)

Ground Floor:

**Communal Entrance Hall**

With security intercom entrance system.

**Self Contained Entrance Hall**

With telecom entry system control, built in cupboard.

**Living Room**

18' 9" max x 10' 6" max (5.72m max x 3.2m max)

With electric fire with wooden surround and stone effect hearth and backpanel, electric economy heater, glazed door leading to external grounds, archway to

**Kitchen**

7' 2" x 5' 5" (2.18m x 1.65m)

With fitted base and wall units, stainless steel sink unit with mixer tap, ceramic wall tiling, extractor unit.

**Bedroom**

15' 11" x 8' 8" (4.85m x 2.64m)

With fitted wardrobe.

**Shower Room**

With WC, vanity wash hand basin, corner entry shower enclosure, heated towel rail, ceramic wall tiling, wall mounted electric heater.



Bedroom

#### Services

Mains water, electricity and drainage. Electric storage heating. Pull cord 24 hour emergency call system.

#### Tenure

Leasehold with a 125 year lease from 1987.

**Ground Rent** We are advised that the current ground rent payable is £246.87 every 6 months.

**Service Charge** TBC

#### Occupancy Conditions

Single residents must be aged 60 or over. A secondary resident must be aged 55 or over.

**Council Tax** Band B.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** By appointment with Hackney & Leigh's Keswick office.

**Directions** From Keswick town centre proceed from Station Street onto St John's Street and then continue onto Ambleside Road. Eskin Street is the first turning on the left after Acorn Street.

**Price** Offers over £100,000



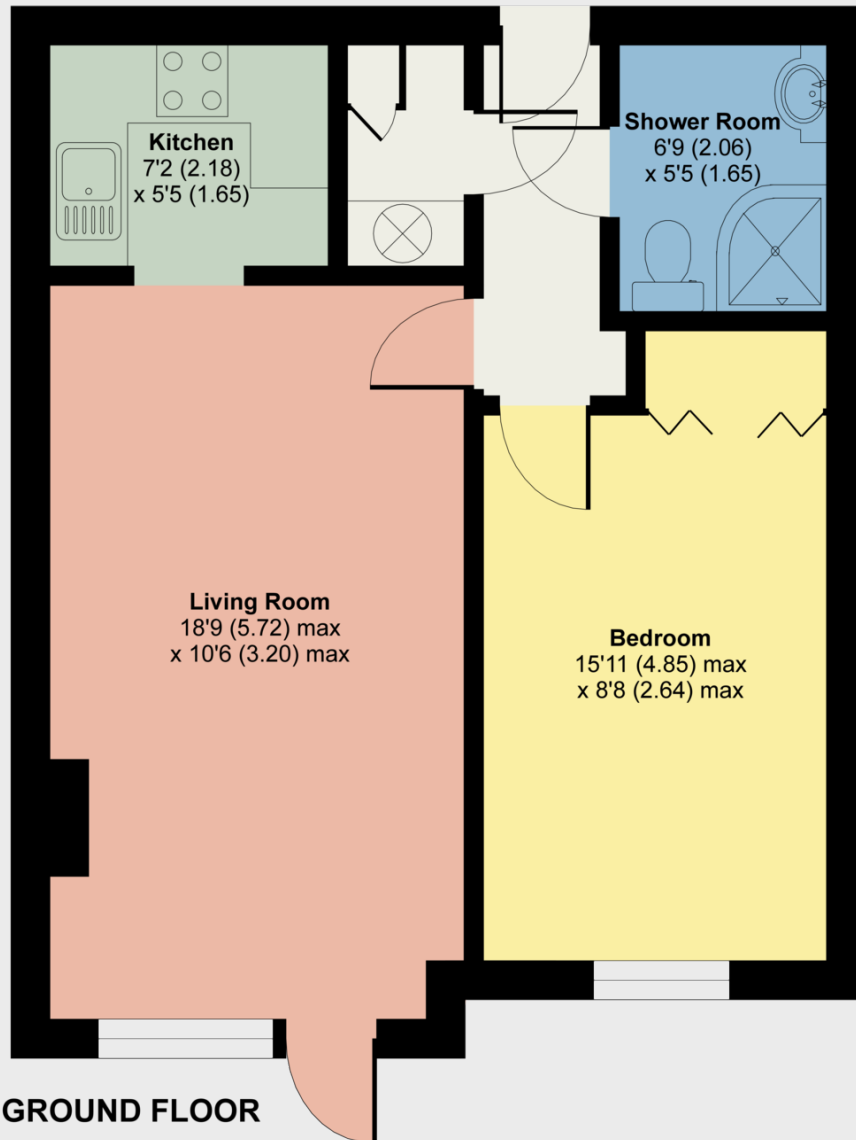
Main Entrance



# Flat 12, Homethwaite House, Eskin Street, Keswick

Approximate Area = 486 sq ft / 45 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 843474

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