



**Offers in the region of
£125,000**

Flat 32 Homethwaite House
Eskin Street
Keswick
CA12 4DG

An immaculately presented and tastefully appointed one bedroom lift serviced second 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 and enjoying a pleasant easterly outlook over Keswick to the fells. The kitchen and shower room have recently been upgraded and the pristine quality furnishings as supplied by John Youngs are available for sale.

The present owner uses the apartment as a holiday home / lock up and leave base when visiting Keswick. Some off-street parking is provided on site and can be secured upon application and subject to availability. Internal viewing is highly recommended.

Property Ref: KW0175





Accommodation

Ground Floor:

Communal Entrance Hall With security intercom entrance system, lift and stair case to upper floors.

Second Floor:

Communal Landing

Private Entrance Hall With emergency pull cord, built in cupboard.

Living Room 15' 4" x 10' 7" (4.67m x 3.23m) With a pleasant easterly outlook over Keswick to the fells, telephone entry system control, wall mounted electric heater, emergency pull cord.

Kitchen 7' 3" x 5' 5" (2.21m x 1.65m) With a stylish range of fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, microwave, fridge.

Double Bedroom 12' 1" x 8' 8" (3.68m x 2.64m) With a pleasant easterly outlook over Keswick to the fells, wall mounted electric heater, emergency pull cord.



Shower Room With WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, wall mounted electric heater.

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 £219.44 every 6 months.

Service Charge We are awaiting information on the service charge.

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

Council Tax Band B.

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.

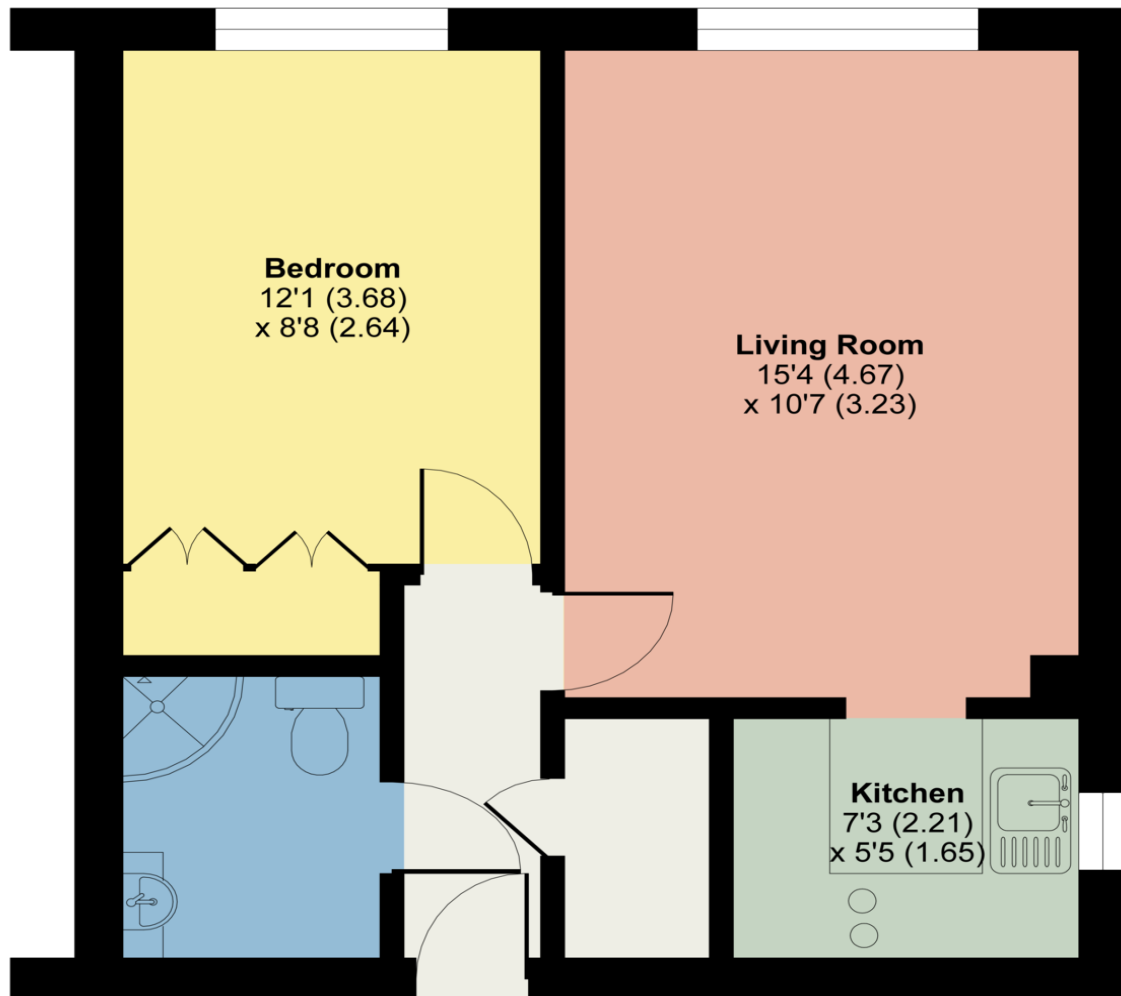
Price Offers in region of £125,000.



Flat 32, Homethwaite House, Eskin Street, Keswick

Approximate Area = 426 sq ft / 39.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 852209

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