



11 Elm Court Elliott Park, Keswick, CA12 5NB

Guide Price £235,000

PFK

11 Elm Court Elliott Park

The Property:

A modern immaculately presented one bedroom ground floor self contained apartment with allocated parking space within level walking distance of Keswick town centre. Currently utilised as a successful holiday let but would equally make a primary or second home. The property is fully double glazed with a large living room with views over the communal gardens and towards Skiddaw, fully fitted kitchen with appliances, modern shower room and double bedroom. The communal gardens are well maintained and allow space to sit out and relax.

- Ground floor apartment
- One bedroom
- Allocated parking
- Views towards Skiddaw
- Communal garden
- Tenure: Leasehold
- EPC Rating C
- Council Tax: Business Rates





11 Elm Court Elliott Park

Location & directions:

Located close to the centre 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).

Directions

From the Keswick office in the town centre, turn left onto Station Street and next left on to Victoria Street. Follow the road round through the town centre taking the left hand turn at the mini roundabout, onto Borrowdale Road. Turn right beside Booths supermarket and then next right again, follow the road until you enter Elliott Park where the Elm Court is situated straight ahead.



ACCOMMODATION

Communal Entrance Hall

Telephone security entrance system which takes you through the main front door and has wooden door leading to the flat.

Entrance

6' 4" x 5' 5" (1.92m x 1.65m)

Spacious entrance area leading to hallway.

Hallway

16' 5" x 3' 5" (5.00m x 1.05m)

Wooden flooring throughout. Storage cupboard with shelving. Doors leading to all rooms.

Living Room

15' 5" x 11' 7" (4.69m x 3.53m)

A light and spacious room with dual aspect windows to the side and rear of the property providing views over the communal areas and towards Skiddaw, a radiator and space for a dining table.

Kitchen

11' 8" x 5' 10" (3.56m x 1.78m)

Window to rear aspect with pleasant views over the communal garden area and towards Skiddaw. Fitted with matching wall and base units, asterite sink with mixer tap and drainer, AEG cooker with ceramic hob and extractor fan over, an eyelevel microwave fitted into the units, integrated dishwasher, washer/dryer and fridge, cupboard housing fully serviced gas fired combi-boiler, radiator and tiled floor.

Shower Room

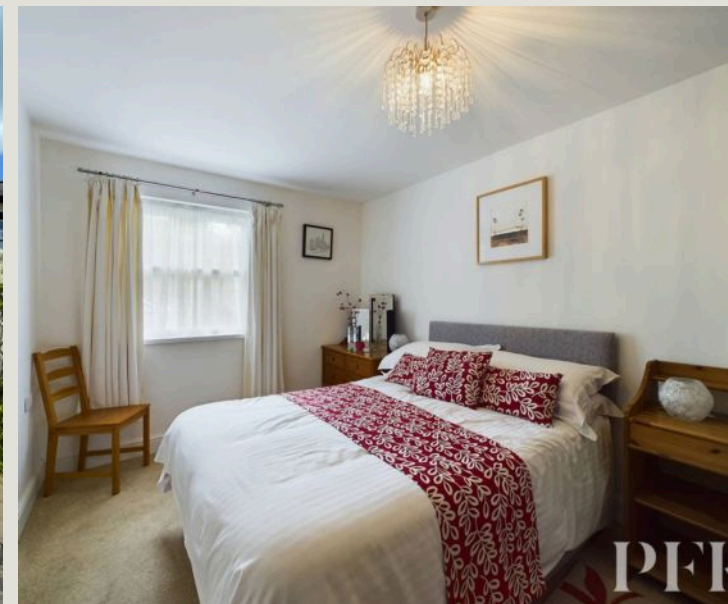
5' 6" x 6' 8" (1.67m x 2.03m)

Double shower cubicle with mains shower over, WC, wash hand basin with shelf and light up mirror above, extractor fan and chrome wall mounted radiator, fully tiled floor and walls.

Bedroom

8' 8" x 14' 1" (2.64m x 4.28m)

Window to the side aspect, radiator.





EXTERNALLY

Communal Garden

Pleasant communal garden areas which are well maintained.

Allocated parking

1 Parking Space

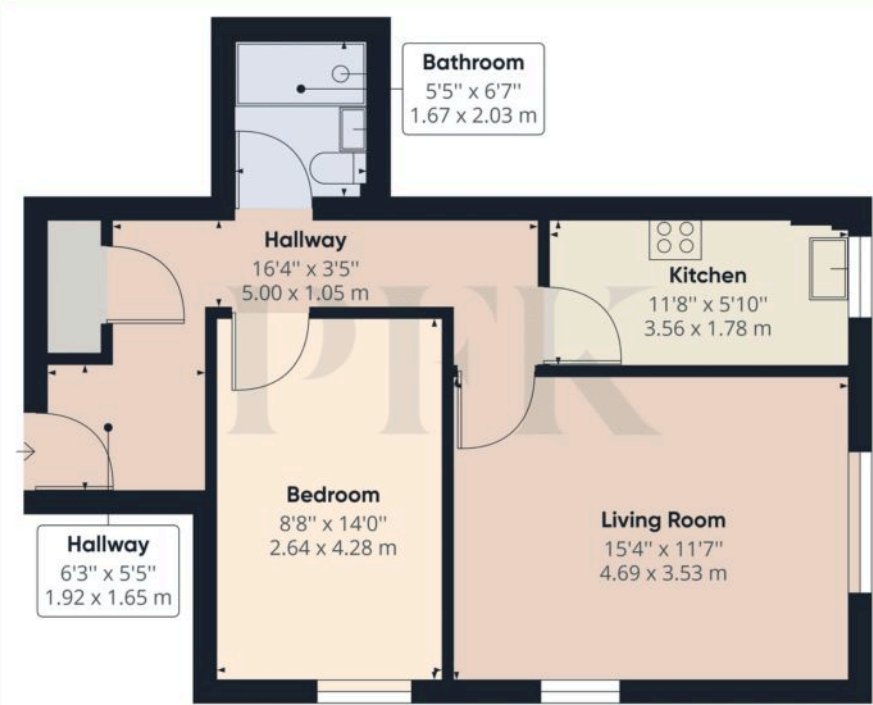
Designated parking for one vehicle and further visitor parking.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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Approximate total area⁽¹⁾
532.02 ft²
49.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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