



Flat 14, Riverside Lodge Station Road, Keswick, CA12 4ND

Guide Price £215,000

PFK

Flat 14

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 throughout and upgraded by the current owner, everything is band new, including the modern fitted kitchen with breakfast bar, shower room, internal doors, heating, windows, decoration and carpets. An opportunity not to be missed.





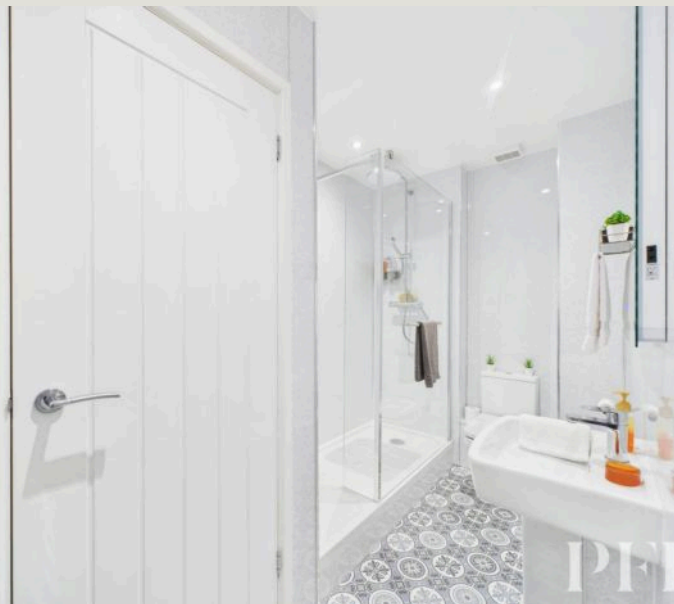
Flat 14

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 [///wordplay.hunches.remotes](https://www.what3words.com/wordplay.hunches.remotes)



- EPC rating C
- Council Tax: Band D
- Tenure: Leasehold
- Over 55's apartment
- Immaculately furnished & modernised throughout
- New kitchen, windows, internal doors & shower room
- Pleasant views of Fitz park and Latrigg

ACCOMMODATION

Entrance Hallway

3' 4" x 14' 9" (1.01m x 4.50m)

Storage cupboard, loft hatch and electric radiator.

Living Room

11' 3" x 15' 0" (3.43m x 4.57m)

Window to rear aspect overlooking Fitz Park, electric radiator and door into:-

Kitchen

9' 8" x 9' 8" (2.95m x 2.95m)

Window to rear aspect overlooking Fitz Park, range of high quality matching wall and base units, complementary worktop, electric hob with extractor over, double oven, integrated fridge freezer, integrated washing machine, composite sink with mixer tap, breakfast bar and electric radiator.

Bedroom 1

9' 8" x 11' 6" (2.94m x 3.50m)

Window to front aspect, built in wardrobe and electric radiator.

Bedroom 2

7' 7" x 10' 7" (2.32m x 3.22m)

Window to front aspect, built in cupboard and electric radiator.

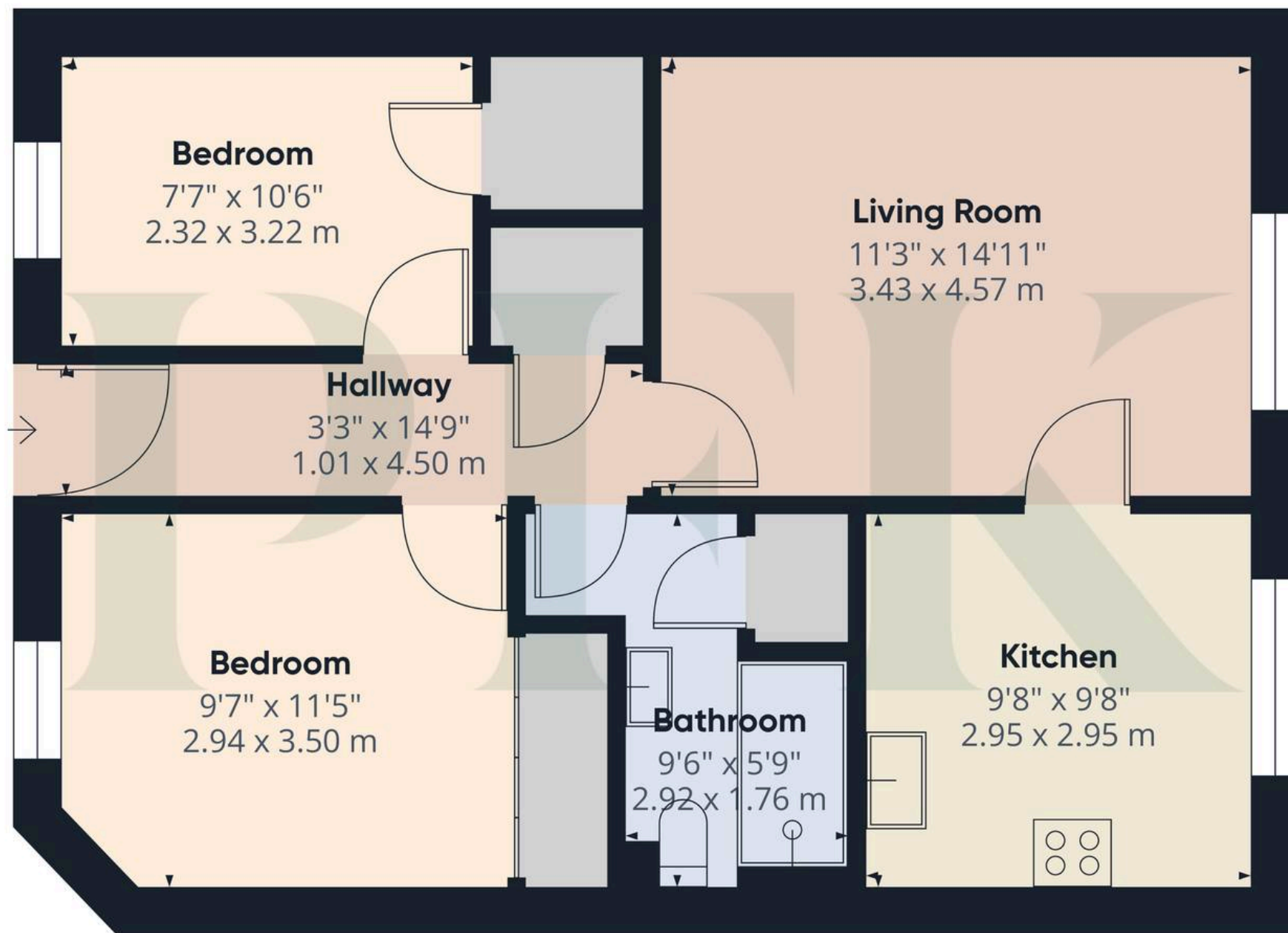
Bathroom

9' 7" x 5' 9" (2.92m x 1.76m)

WC, wash hand basin, shower cubicle with electric shower, heated towel rail and built in storage cupboard.







Approximate total area⁽¹⁾

606 ft²

56.1 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.

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ADDITIONAL INFORMATION

Referral & Other Payments

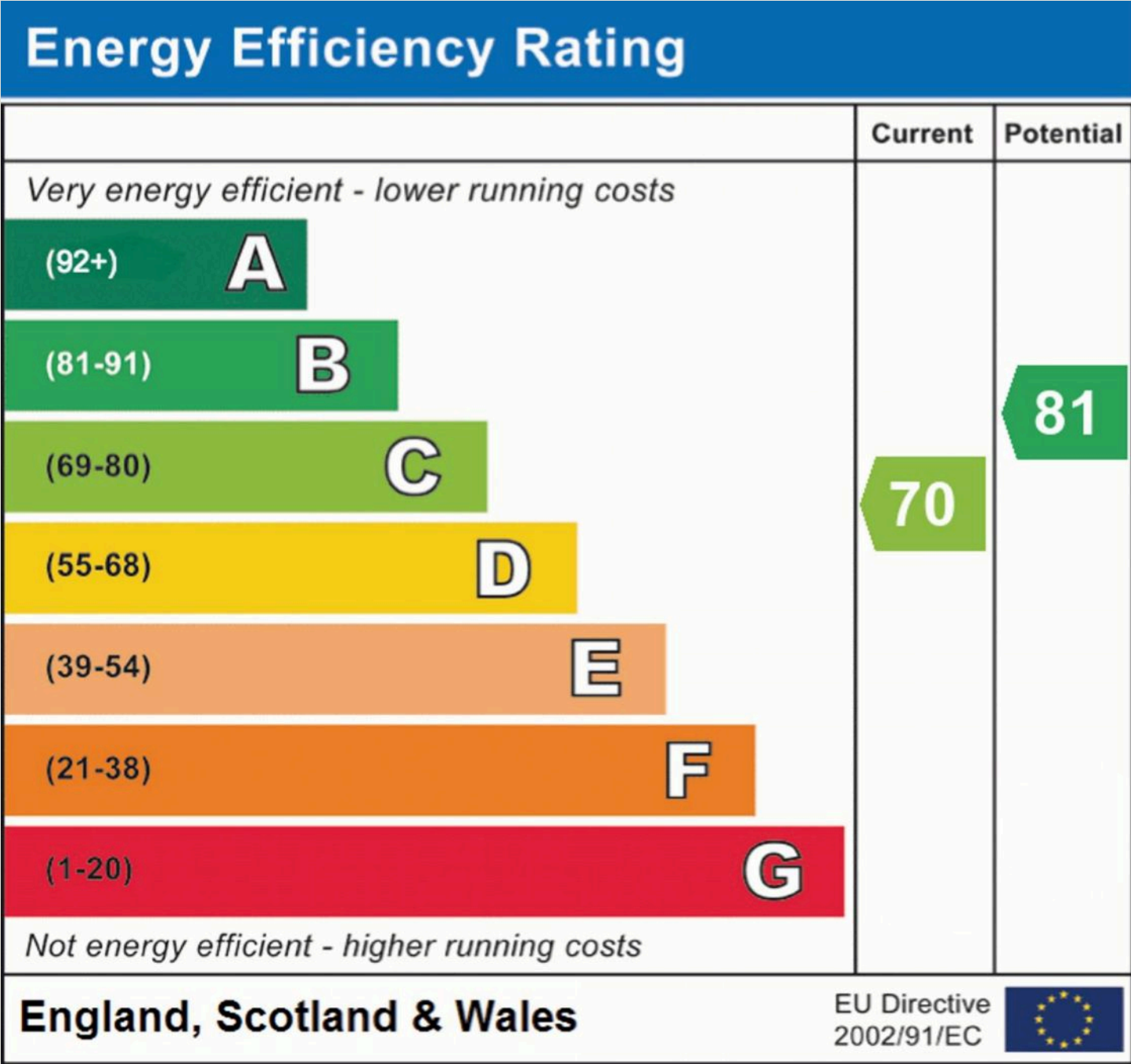
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Services

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.

Tenure

Leasehold with a term of 99 years from 1st September 1998. Service charge is £208 p/m and covers servicing of fire alarms, lift maintenance, buildings insurance and management. There is a ground rent of £105 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.





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