



Flat 16, Riverside Lodge Station Road, Keswick – CA12 4ND

Guide Price £175,000

Flat 16

Riverside Lodge Station Road, Keswick

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 in need of modernisation throughout, but located at the very end of the building giving it a good layout and bigger entrance. An opportunity not to be missed.

- Over 55's apartment
- Leasehold
- Council Tax band D
- EPC E
- Pleasant views of Latrigg and Fitz Park
- In need of upgrading
- Off street parking when available





Flat 16

Riverside Lodge Station Road, Keswick

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).

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



ACCOMODATION

Entrance Hallway

3' 0" x 10' 8" (0.92m x 3.24m)

With window to side aspect, fitted cupboard and a night storage heater.

Bathroom

6' 9" x 5' 10" (2.07m x 1.77m)

Bath with electric shower over, wash hand basin, WC and a fitted cabinet.

Bedroom 2

7' 2" x 10' 5" (2.19m x 3.17m)

Window to side aspect and a night storage heater.

Bedroom 1

9' 5" x 9' 6" (2.86m x 2.90m)

Window to side aspect with pleasant views over rooftops of the Lakeland fells, fitted wardrobe with sliding mirror doors and a night storage heater.

Living Room

10' 6" x 14' 9" (3.21m x 4.50m)

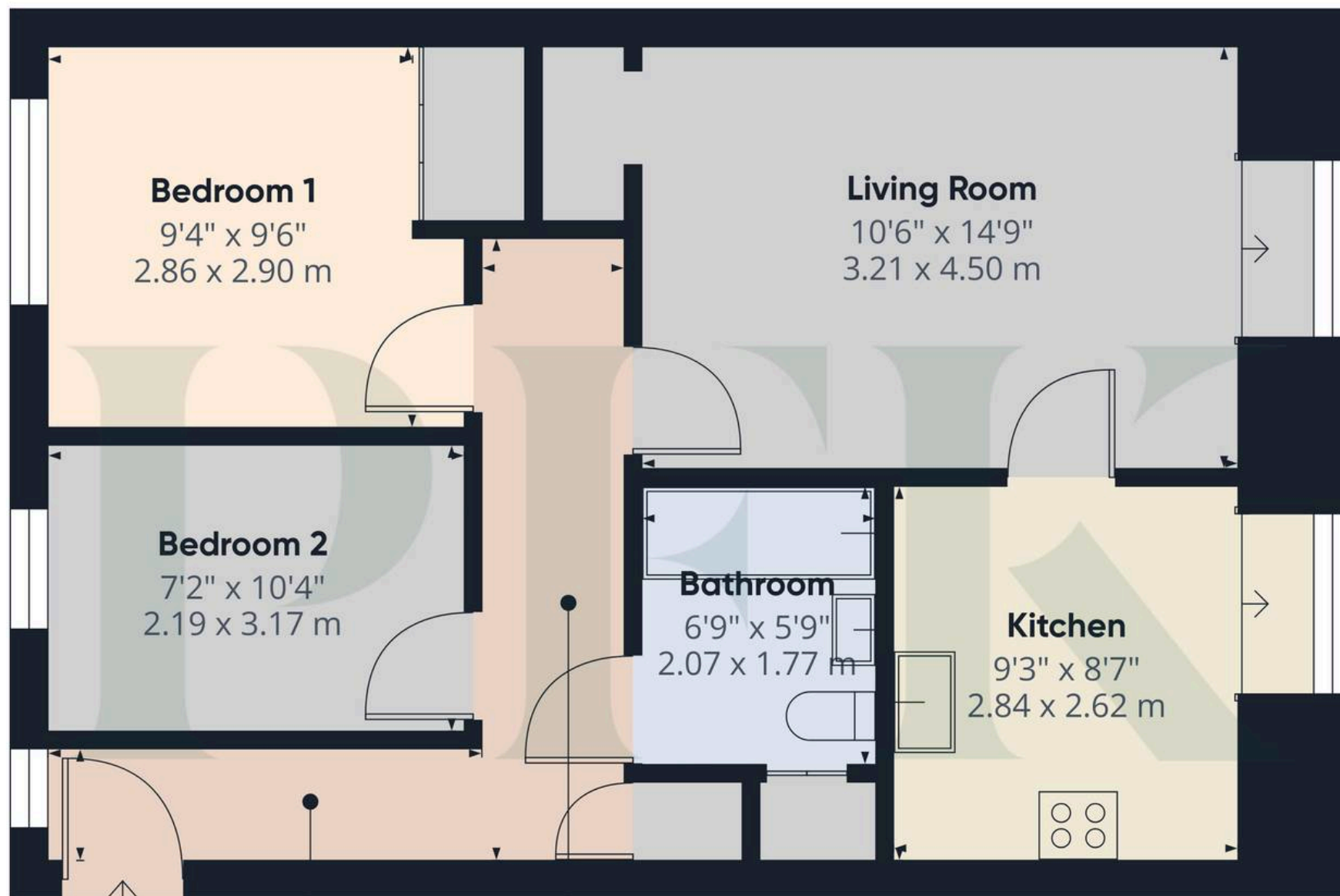
Window to side aspect overlooking Fitz park with a feature window seat, feature fireplace with electric fire, inset shelving and two night storage heaters.

Kitchen

9' 4" x 8' 7" (2.84m x 2.62m)

Window to side aspect overlooking Fitz Park with a feature window seat, a range of matching wall and base units, oven with electric hob and extractor over, stainless steel sink, drainer and mixer taps, space for a fridge freezer, space for a washing machine and a night storage heater.





Approximate total area⁽¹⁾

585 ft²

54.4 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

Referral and 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity, water & drainage. Sixteen solar panels which generate approximately £1,000 per annum of income, over and above the regular electricity charges. 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.

Directions

The property can easily be located using postcode CA12 4ND or can otherwise be found using what3words location [///like.releases.searcher](https://www.what3words.com/like.releases.searcher)

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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