



**36a Skiddaw Street, Keswick, CA12 4BY**

Guide Price **£325,000**

**PFK**

## 36a Skiddaw Street

### The Property:

**A deceptively spacious generously proportioned** first floor apartment, conveniently located in the **heart of the town centre**. The property benefits from a private entrance and a lovely south facing balcony at the rear off the kitchen, well presented throughout and currently utilised as a successful holiday let. Large windows for lots of natural light, both front and rear, good storage space, in particular in the entrance hallway. One of only two apartments with low maintenance costs and charges, this apartment needs to be viewed to be fully appreciated.

- Spacious apartment
- Private entrance
- Leasehold, no service charge
- EPC rating C
- Council tax band: Assessed for business rates
- Balcony with Lakeland fell views





## 36a Skiddaw Street

### Location & directions:

The property is located in a popular residential area within a short walk of Keswick town centre and is within the Lake District National Park which has World Heritage status. Set amongst some spectacular scenery, Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops and restaurants and pubs, museum, cinema and the much respected Theatre By The Lake.

### Directions

From the office turn left and head along Southey Street. Take the third left onto Helvellyn Street, continue to the end of the street, taking the right onto Skiddaw Street. The property is a short distance on the right before the incline leading onto Manesty View.



## ACCOMMODATION

### Entrance Hallway

13' 5" x 3' 10" (4.09m x 1.16m)

Hanging space, window to rear aspect, space for dryer.

### Inner Hall

4' 6" x 21' 3" (1.37m x 6.47m)

Fitted storage cupboard.

### Bathroom

5' 1" x 11' 1" (1.55m x 3.39m)

Obscured window to rear aspect, WC, wash hand basin, bath, shower cubicle with mains shower, heated towel rail.

### Kitchen

9' 10" x 9' 3" (2.99m x 2.82m)

Window to rear, door to balcony, matching wall and base units, tiled splashback, complementary work surfacing, oven with gas hob, freestanding fridge freezer, pantry cupboard, stainless steel sink with mixer tap, washing machine and breakfast bar.

### Balcony

5' 1" x 11' 1" (1.55m x 3.39m)

South facing, accessed from the kitchen

### Living room

13' 2" x 18' 3" (4.01m x 5.55m)

A large open room with two windows to front aspect, feature fireplace with electric fire and wooden surround, radiator and space for dining table and chairs.

### Bedroom 1

12' 9" x 11' 10" (3.89m x 3.60m)

Window to rear aspect and a radiator.

### Bedroom 2

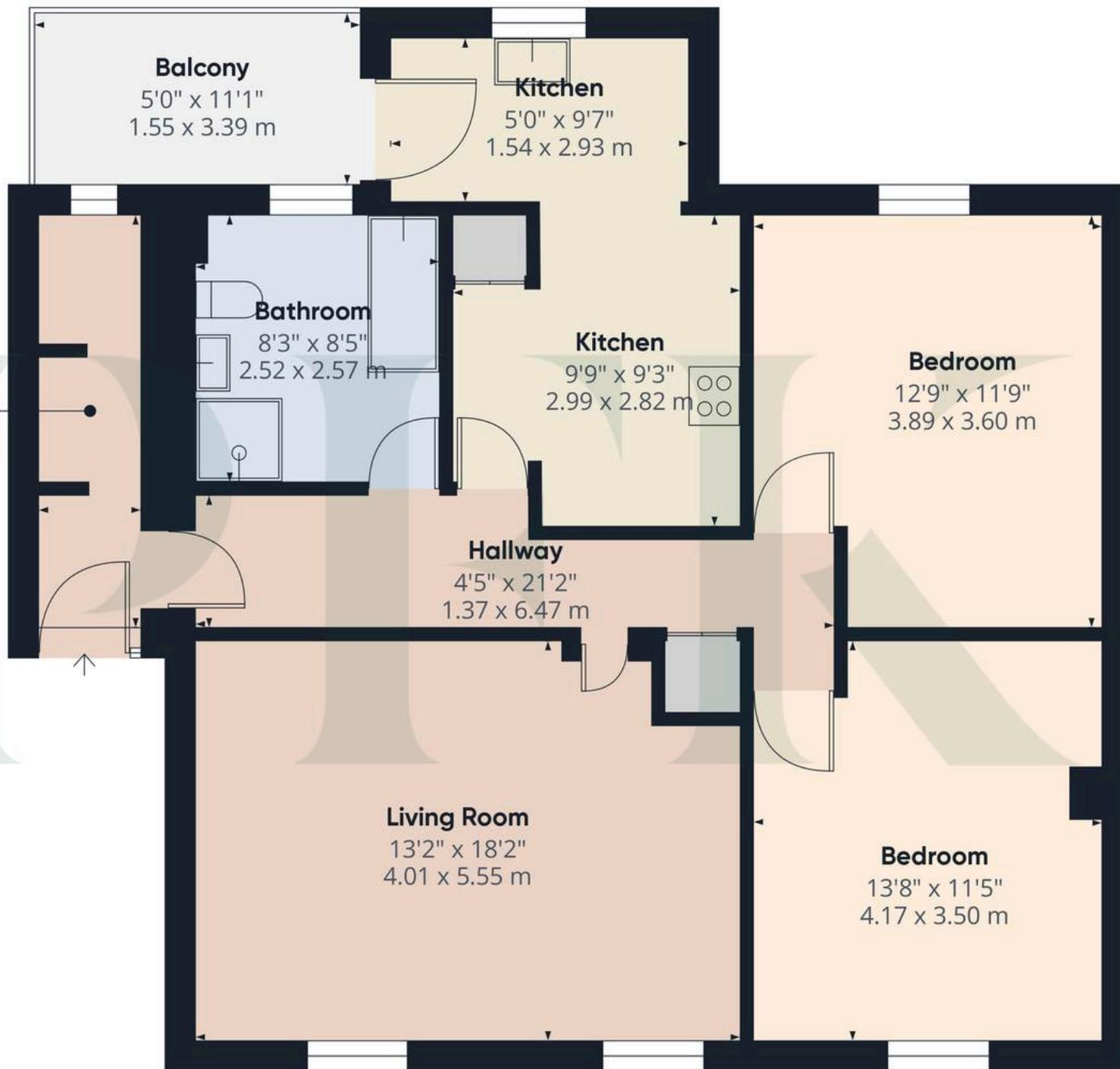
13' 8" x 11' 6" (4.17m x 3.50m)

Window to front aspect and a radiator.





**Hallway**  
13'4" x 3'9"  
4.09 x 1.16 m



**Approximate total area<sup>(1)</sup>**

891.78 ft<sup>2</sup>  
82.85 m<sup>2</sup>

**Balconies and terraces**

55.86 ft<sup>2</sup>  
5.19 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

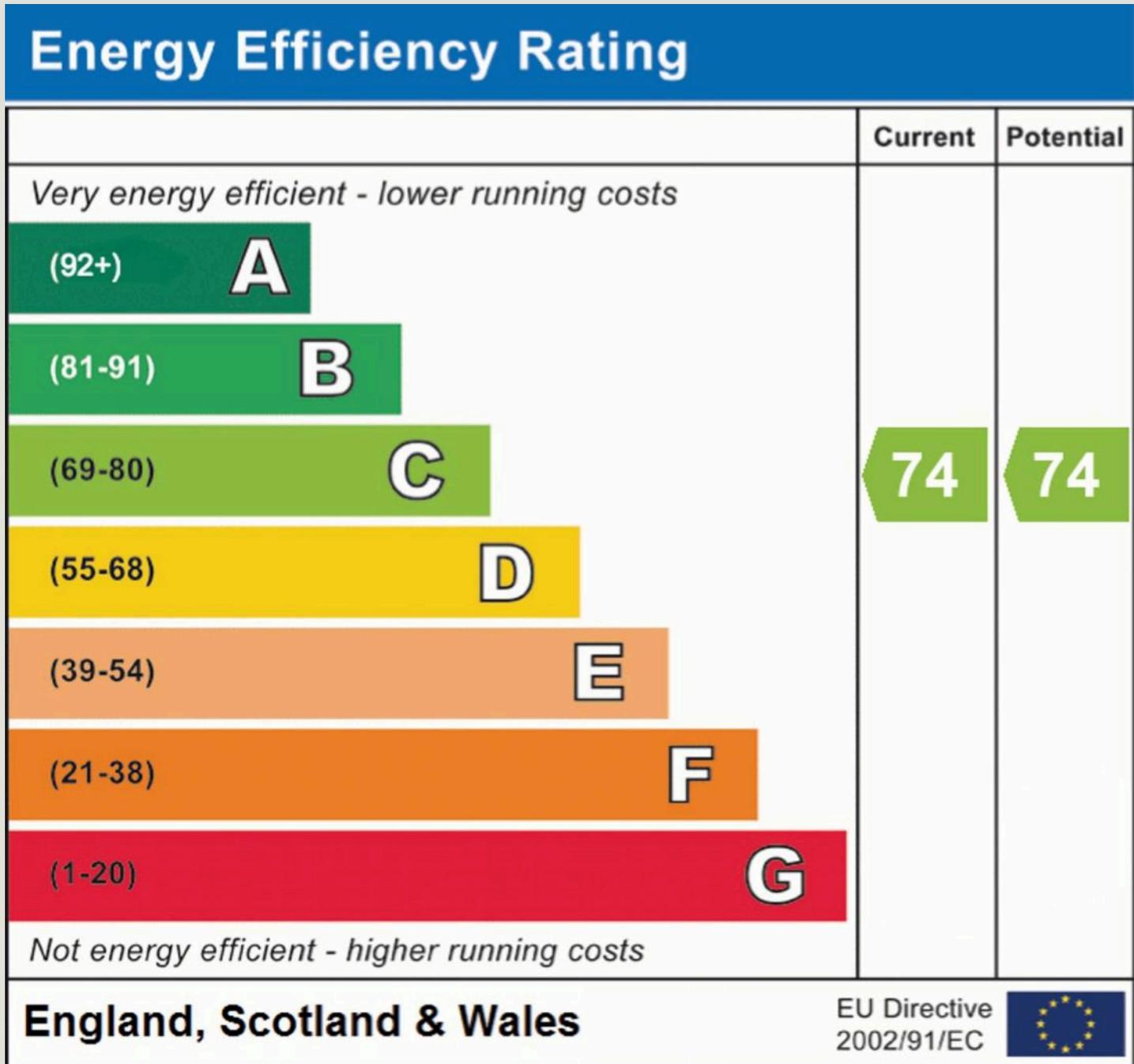
**ADDITIONAL INFORMATION**

**Referrals & 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. All figures quoted are inclusive of VAT.

**Services**

Mains electricity, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





## PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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