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Flat 1, Royal Oak House Station Street, Keswick – CA12 5HE

Guide Price : £350,000

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# Flat 1

Royal Oak House Station Street, Keswick

Situated in the vibrant heart of Keswick, this beautifully refurbished apartment offers the perfect blend of modern luxury and historic charm.

Immaculately presented throughout, the property has undergone renovations, such as new bathroom, kitchen and flooring throughout, with no detail overlooked, providing a turn-key property ideal for those seeking convenience, style, and a touch of elegance. Brandlehow is a first floor apartment with the advantage of having its own private parking space on the opposite side of the road. Decorated to a high standard, with a newly fitted high quality sash double glazed windows, from where the views over the rooftops towards the Lakeland fells can be appreciated. The accommodation comprises entrance hallway, bathroom, living room leading to the kitchen and two double bedrooms. Whether you're looking for a weekend retreat, a permanent residence or a rental investment, this apartment offers an exceptional opportunity. Viewing is highly recommended to fully appreciate the quality and style this property has to offer.

- Luxury 2 bed apartment
- Private parking
- Newly fitted windows
- Council Tax: Band E
- Tenure: Leasehold
- EPC Rating D
- Lakeland fell views





## Flat 1

Royal Oak House Station Street, Keswick

The property is located in the heart of Keswick town centre. The town caters well for everyday needs with a variety of shops, supermarkets, restaurants, cafes and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned 'Theatre-By-The-Lake'. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



**Entrance Hallway**

28' 11" x 4' 0" (8.81m x 1.21m)

Two radiators.

**Living Room**

10' 0" x 18' 5" (3.05m x 5.61m)

Bay window to front aspect, new feature fireplace with electric fire, fitted cupboards and shelving.

**Utility Room**

3' 1" x 7' 4" (0.94m x 2.24m)

Space for tumble dryer and fitted shelving.

**Kitchen**

11' 4" x 7' 6" (3.46m x 2.28m)

Window to front aspect, range of matching wall and base units, complementary worktop, oven, electric hob with extractor over, under counter lighting, integrated dishwasher, integrated washing machine, inset sink with mixer tap and a radiator.

**Bathroom**

7' 3" x 6' 6" (2.22m x 1.99m)

Bath with mains shower over, wash hand basin set in vanity unit, WC and a heated towel rail.

**Bedroom 1**

9' 10" x 16' 2" (3.00m x 4.94m)

Window to front aspect and a radiator.

**Bedroom 2**

13' 1" x 17' 5" (3.99m x 5.32m)

Bay window and window to side aspect, fitted cupboard and a radiator.





## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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.

### Lease Details

999 years from 1998, with a share in owner's management company. Service charge of approx. £154 per month, which includes maintenance of exterior, communal areas and buildings insurance.

### 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.

### Directions

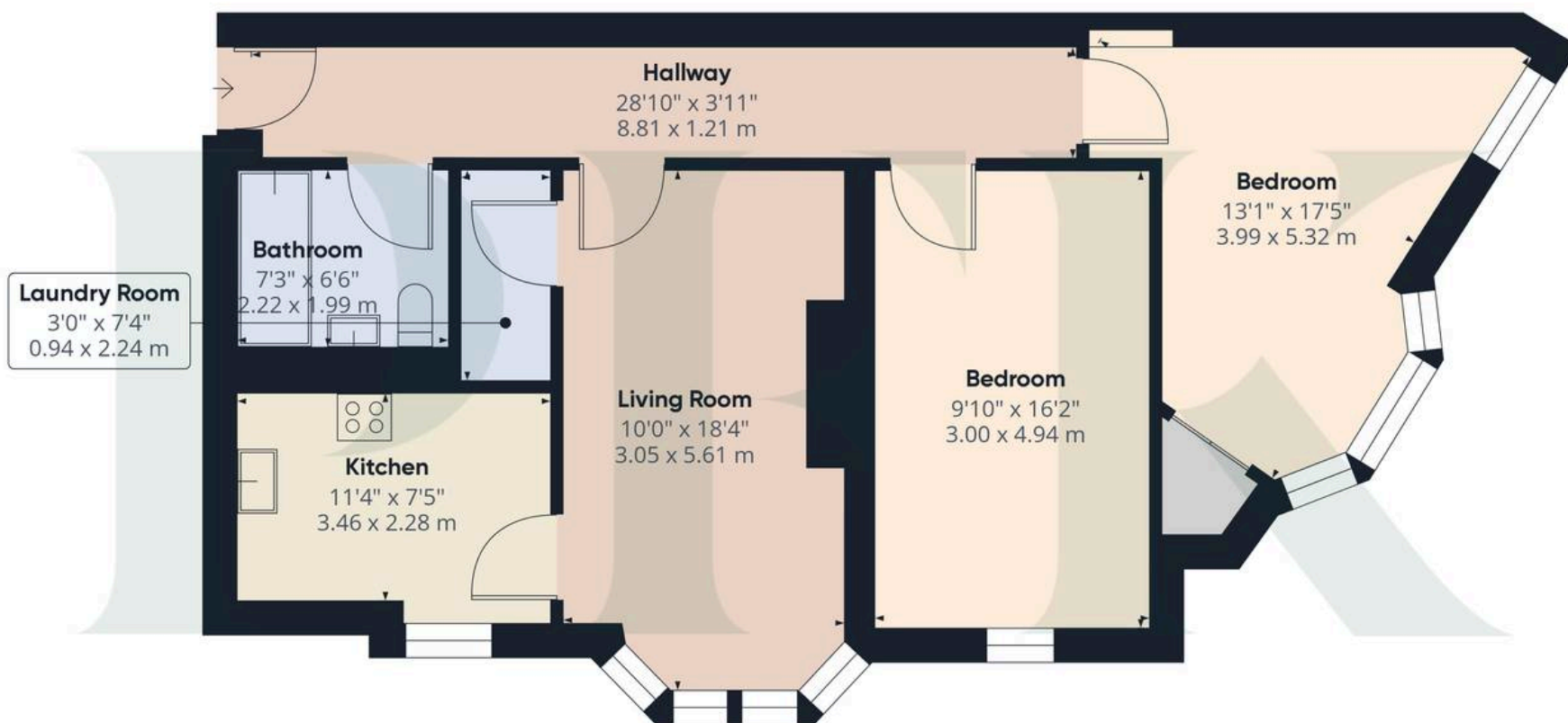
The property can easily be located using postcode CA12 5HE or can otherwise be found using what3words [///silence.haggles.norms](https://www.what3words.com/silence.haggles.norms)

### Allocated Private parking

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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

767.57 ft<sup>2</sup>  
71.31 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.



## PFK Estate Agency Keswick

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