



10a St. Johns Street, Keswick, CA12 5AX

Guide Price £250,000

PFK

## 10a St. Johns Street

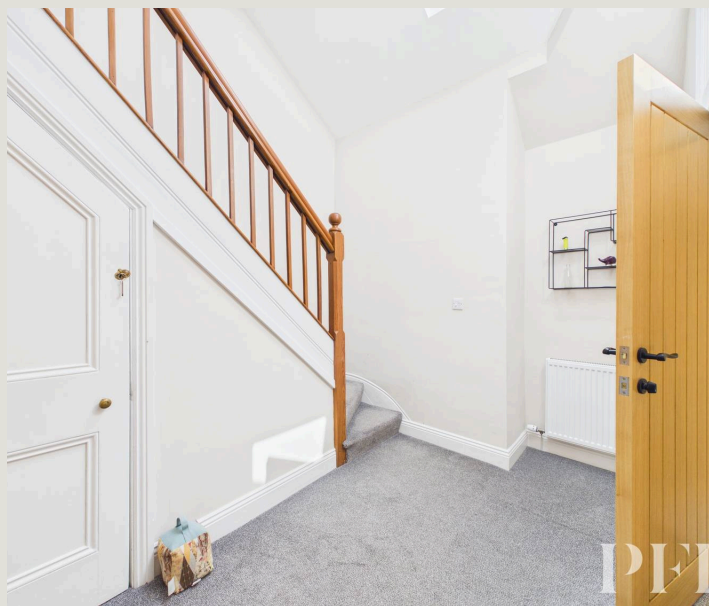
### The Property:

A beautifully presented and deceptively spacious apartment, perfectly positioned in the very heart of Keswick town centre. Boasting its own private entrance, the property welcomes you with a generous and practical hallway, entirely exclusive and not shared with any other apartments.

The first floor features a bright and inviting open-plan living space, seamlessly combining a stylish lounge area with a modern, well appointed kitchen. A contemporary shower room is also located on this level, thoughtfully designed to include a useful utility area.

On the top floor, you'll find a large double bedroom offering stunning views of the Lakeland fells from both the front and rear aspects. This peaceful and elevated space creates the perfect retreat.

An exceptional apartment in a highly sought after central location, deal for enjoying everything Keswick has to offer.





## 10a St. Johns Street

### Location & directions:

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

### Directions

The property can easily be located using postcode CA12 5AX or can otherwise be found using what3words location [///eventful.month.looms](https://www.what3words.com////eventful.month.looms)

- EPC rating TBC
- Tenure: Leasehold
- Town centre location
- Panoramic Lakeland fell views
- Successful holiday let
- Comprehensively refurbished
- Council Tax: Assessed for business rates



## ACCOMMODATION

### Entrance

2' 6" x 3' 5" (0.76m x 1.03m)

Stairs to first floor and a radiator.

### Landing

4' 2" x 3' 7" (1.28m x 1.09m)

### Hallway

8' 8" x 6' 0" (2.65m x 1.83m)

Stairs to second floor, understairs cupboard and a radiator.

### Living Room

14' 5" x 9' 2" (4.39m x 2.80m)

Window to front aspect, space for a dining table and a radiator.

### Kitchen

7' 9" x 8' 3" (2.36m x 2.51m)

Window to front aspect, range of matching wall and base units, complementary worktop, electric hob with extractor over, oven, integrated fridge, composite sink and drainer with stainless steel mixer tap and an integrated dishwasher.

### Bathroom

5' 7" x 7' 7" (1.71m x 2.31m)

Obscured window to side aspect, walk in shower with mains powered shower, WC, wash hand basin, two heated towel rails and a cupboard with plumbing for washing machine and tumble dryer.

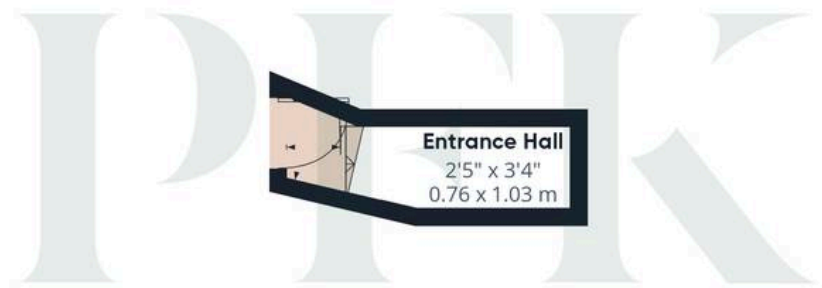
### Bedroom

14' 2" x 20' 2" (4.31m x 6.15m)

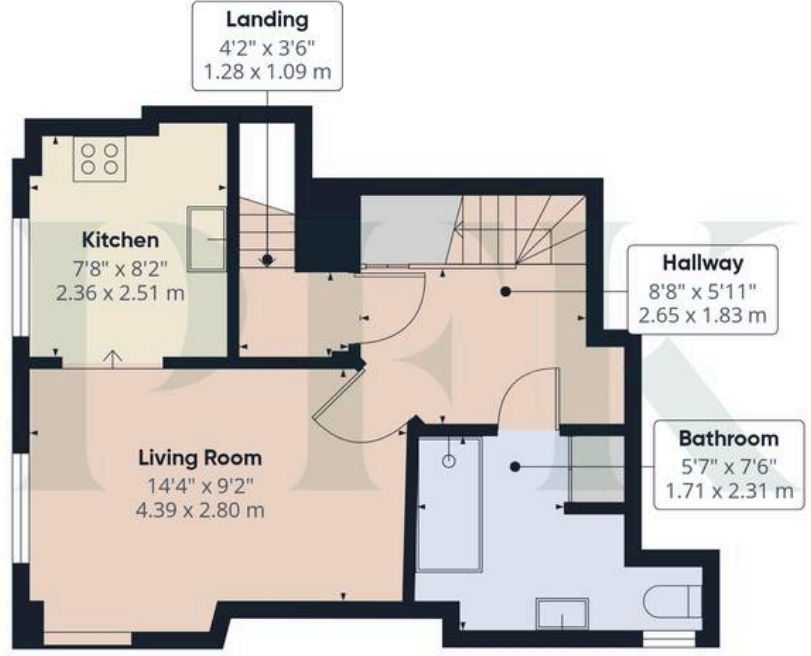
Dual aspect windows to front and side, feature wooden beams, radiator and two Velux windows with stunning fell views.







Floor 0



Floor 1



Floor 2



<b>Approximate total area<sup>(1)</sup></b>
646 ft <sup>2</sup>
59.9 m <sup>2</sup>
<b>Reduced headroom</b>
121 ft <sup>2</sup>
11.2 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Services

Mains electricity, gas, water & drainage; gas central heating; 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.

### Leasehold

The lease is 999 years from 30th July 1987. Peppercorn rent.





## PFK Estate Agency Keswick

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