



7 Glebe Close, Keswick – CA12 5QQ

Guide Price **£157,500**

PFK

7 Glebe Close

Keswick

A ground-floor, two-bedroom apartment offered for sale on a 75% shared ownership basis, situated in a quiet and tucked-away position yet conveniently located within a short walk or drive of the town centre. The property benefits from designated off-road parking and access to a communal garden, making it an appealing and low-maintenance home.

Ideal for first-time buyers, downsizers or those looking towards retirement, this well-positioned apartment offers comfortable accommodation in a peaceful setting while remaining close to local amenities and town-centre facilities.

- Leasehold
- Local Occupancy Clause
- Council Tax band B
- Two bedrooms
- Ground floor apartment
- Off road parking
- Shared garden area
- 75% Shared Ownership with Riverside Housing

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.



ACCOMMODATION

Entrance Hallway

15' 0" x 3' 3" (4.56m x 0.99m)

Storage cupboard and a radiator.

Kitchen

7' 11" x 9' 10" (2.42m x 2.99m)

Window to front aspect, range of matching wall and base units with complementary worktop, electric oven and hob, space for washing machine, wall mounted boiler, stainless steel sink and drainer with mixer tap and space for fridge freezer.

Bedroom

9' 9" x 7' 0" (2.96m x 2.13m)

Window to front aspect, storage cupboard and a radiator.

Living Room

13' 8" x 11' 5" (4.17m x 3.49m)

Window to rear aspect, radiator and door to rear.

Bedroom

8' 5" x 12' 9" (2.56m x 3.88m)

Window to rear aspect and a radiator.

Bathroom

6' 9" x 6' 5" (2.07m x 1.95m)

Obscured window to side aspect, WC, pedestal wash hand basin, shower cubicle with mains shower and a radiator.

Communal Garden

The rear garden is sectioned for the apartment, with a washing line and seating.

Directions

The property can easily be located using postcode CA12 5QQ or can otherwise be found using what3words location

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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, Beyond Conveyancing Ltd): £120 to £240 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.

Local Occupancy Clause

A person considered by the association to be in need of accommodation and has:

- 1) Has immediately prior to such allocation been ordinarily resident within the area of Keswick Town Council (referred to as the "locality")
- 2) Has a strong local connection with the locality
- 3) Family association in the locality
- 4) Permanent employment in the locality.

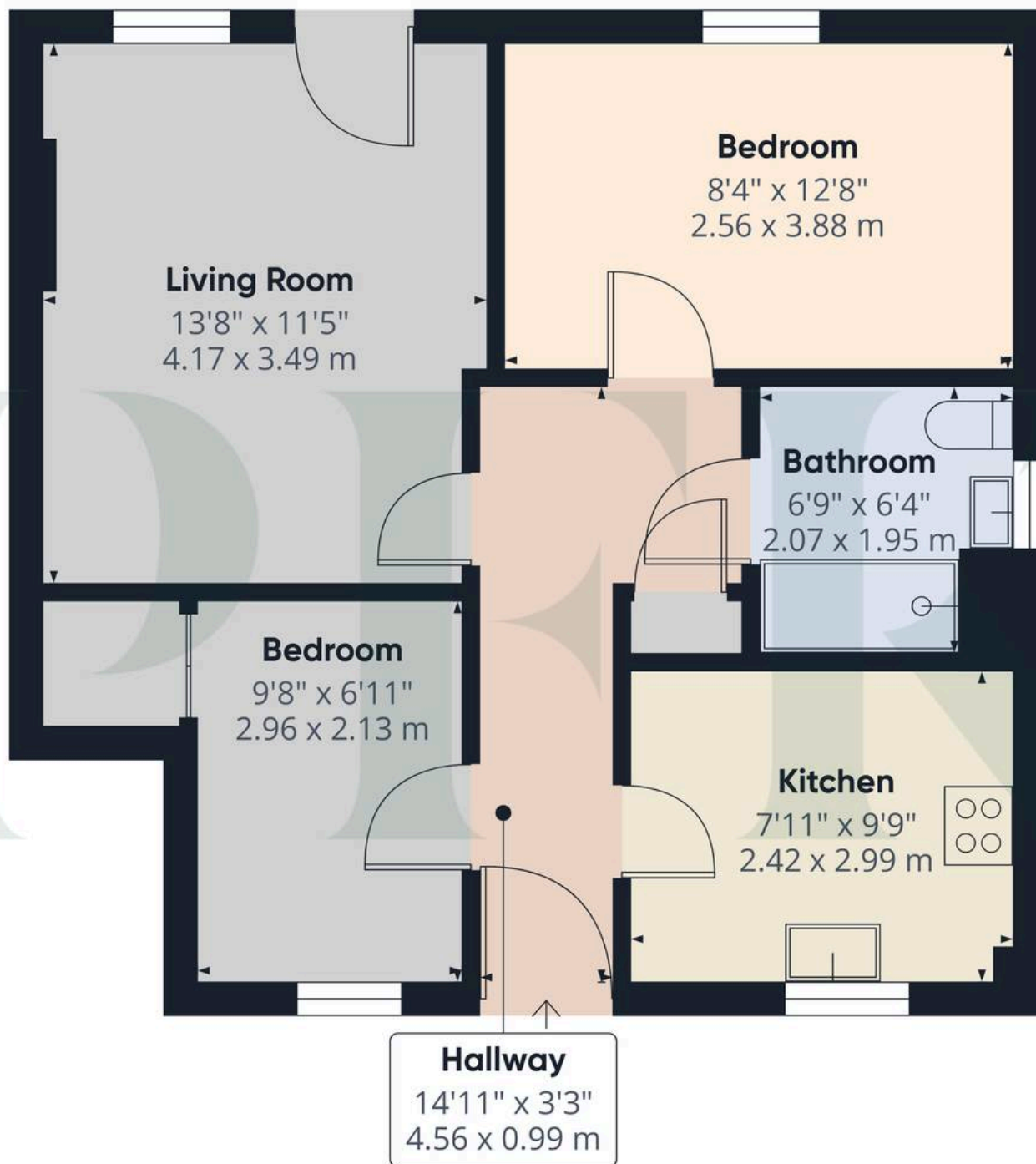
Lease Details

The property is leasehold with a 75% share of the ownership. The remaining 25% is retained by a company called Riverside Housing and the monthly fee paid to cover the rent and buildings insurance. Monthly Rent – £69.20 Monthly Service Charge – £58.28 The lease is 999 years from 31 March 1998 and the property is subject to a local occupancy clause.

Personal and Interest Declaration

Please note, this property was subject to flooding in 2015.





Approximate total area⁽¹⁾

529 ft²
49 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





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