



STRIDING EDGE COURT

Helvellyn Street, Keswick



Welcome to Striding Edge Court...

Striding Edge Court is a development of 2 bedroom luxury apartments and cottages situated within the heart of Keswick. Each property has allocated off-street parking and a location within walking distance of Keswick town centre. Finished to a luxury specification, these homes will provide the perfect blend of modern and traditional living.



Our homes...

Each home within this development is situated within an idyllic location, with transport links and local amenities hugely accessible. Open plan living spaces have been designed to improve the flow throughout each property and take advantage of the space on offer.

Due to its town centre location, these properties also come with secure bike storage for those looking to utilise nearby cycle paths. This is in addition to a private amenity space for each dwelling.

Each home has private access whether it be to the front or rear of each individual property, with a paved driveway leading to the central courtyard.



Plot 1 & 2



Plot 3 & 4



We build modern and stylish new homes, designed for today's living and finished to exacting standards including the most up to date energy efficiency, fire safety and ventilation technologies. This means that you can have the confidence that your new home won't need updating for many years to come.

Depending on the build stage, it is likely you'll have the opportunity to customise certain aspects of your new home as bespoke customer upgrades are available on request. We use top of the range, A rated appliances to help reduce your carbon footprint.



Keswick

*The heart of the
northern Lake District*



Situated within the Lake District National Park, Keswick is a market town with a population of around 5,243 people. Just north of Derwentwater and approximately 4 miles from Bassenthwaite Lake, Keswick really is the heart of the northern Lake District. The town is full of historic features with its recorded history dating back to the Middle Ages.

Keswick is also home to several local attractions which can be enjoyed by both locals and tourists. Theatre by the Lake, which was opened in 1999 celebrates the arts, with the Alhambra Cinema also supporting the towns creatives. Fitz Park, landscaped in the Victorian period, is one of many green spaces which gives residents the opportunity to explore the great outdoors. All local attractions can be found within walking distance of Striding Edge Court.



 **TO THE LAKE** 

**THEATRE AND LAKE
PARKS AND GARDENS**

**STATION STREET SHOPPING
PARKS AND LEISURE POOL**

TO THE LAKE



Front elevation view

Plot 1

Ground floor apartment

Featuring a spacious open plan living area and two double bedrooms



Lobby (2.6m x 1.4m)

Kitchen/Diner/Lounge (6.8m x 4.9m)

Bedroom 1 (3.3m x 4.5m)

Bedroom 2 (3.3m x 3.4m)

Bathroom (2.2m x 1.7m)



Rear elevation view

Note: All measurements and aesthetics may vary slightly, visuals are for guidance only.

Plot 2

First floor apartment

Private access to the rear of the property



Front elevation view



Rear elevation view



Kitchen/Diner/Lounge (6.8m x 4.8m)
Bedroom 1 (2.7m x 4.5m)
Bedroom 2 (2.8m x 2.7m)
Bathroom (2.8m x 1.7m)



Front elevation view



Plot 3

Semi detached cottage

Two story dwelling with spacious master bedroom and walk-in-wardrobe



Rear elevation view



- Lounge/Kitchen/Diner (5.6m x 5.2m)
- Bedroom 1 (3.8m x 2.8m)
- Walk-in-wardrobe (1.8m x 2.2m)
- Bedroom 2 (4.2m x 2.3m)
- Bathroom (2.5m x 2.2m)

Plot 4

Semi detached cottage

Two story home featuring a private paved amenity space to the front of the property

- Lounge/Kitchen/Diner (5.6m x 5.2m)
- Bedroom 1 (3.8m x 2.8m)
- Walk-in-wardrobe (1.8m x 2.2m)
- Bedroom 2 (4.2m x 2.3m)
- Bathroom (2.5m x 2.2m)



Front elevation view



Rear elevation view

The Detailed Specification

Internal-General

'Just Walnut' painted interior

Choice of flooring in kitchen, bathroom(s) and hallway

Soft wood newels and spindles with oak handrail

Choice of oak internal doors and handles

Contemporary white painted skirting boards and architraves

Internal - Kitchen

Spacious kitchen/dining room

Wide range of kitchen finishes

Choice of worktop and upstand, handles, sink and tap

Integrated A rated fridge freezer, single fan oven, induction hob, extractor, and Integrated washer dryer

Manufacturers warranty included

Internal - Bathrooms

Wall hung basin unit and all modern white ceramics

Chrome taps and thermostatic shower

Chrome towel radiator in the bathroom

Choice of shower boards to walls

Quickstep flooring

Modern glass shower screen

Down lights throughout

Heating & Electrical

Central heating via gas combination boiler to radiators throughout

Thermostatically controlled radiators

Low energy light fittings

TV points in the living room and all bedrooms

Smoke, heat and carbon monoxide detectors

Intruder alarm as standard

External & Garden

Natural slate roof

Natural sandstone cills, lintels and quoins

Paved amenity space for each dwelling

Outdoor lighting

Outdoor tap and socket

Private off-road car parking for each dwelling

Secure bike storage

Double glazed UPVC windows to all plots

Bespoke customer upgrades are available upon request (depending on build stage)



HELVELLYN STREET

An aerial photograph of a town nestled in a valley. The town is densely packed with houses, mostly with grey roofs. There are several green spaces, including a large field on the left and a golf course in the middle. The town is surrounded by lush green trees. In the background, there are rolling hills and mountains under a clear blue sky. Two semi-transparent text boxes are overlaid on the right side of the image.

*Helvellyn Street,
Keswick*

*'A picturesque location
to call home'*

Why buy with Atkinson Homes?

Atkinson Homes have been building award winning homes for over 35 years, from first time buyer one bedroom apartments to exclusive luxury family homes in prestigious locations in and around Penrith and Keswick, across the Eden Valley and throughout Cumbria.

Our new homes are uniquely tailored to their location and surroundings and we offer a service so homes are bespoke to our customer's unique lifestyle and individual requirements.

We are a local, individual company with a small, experienced and dedicated team who are your only contact throughout and are therefore able to treat you as an individual, providing specialist 'one to one' guidance and assistance throughout the viewing, buying and completion process both during and after you have moved into your new home.

Buying a home should be an exciting and pleasurable experience - we take care of you so the experience is informative every step of the way and is made easy for you.

Whether you are a first-time buyer, upsizing to a family home, downsizing or relocating, we may have the perfect property for you.

Your new home will be built in accordance with all relevant technical and building regulations, in particular the Government's Code for Sustainable Homes. All stages of the construction will be inspected by our experienced construction staff and local council. On completion we will provide you with quality assured certification and new build homes with a 10 Year NHBC or Premier Guarantee building warranty - two of the UK's main new home warranty providers.



Finding your future home...

Keswick
(66)
hotel

In the area...

Keswick Town Centre	0.4 miles (7 min walk)
Keswick Museum	0.4 miles (7 min walk)
Theatre By The Lake	0.7 miles (13 min walk)
Cockermouth	14.2 miles (24 min drive)
Rhedged	15.5 miles (25 min drive)
Pooley Bridge	16.1 miles (26 min drive)
Penrith	17.6 miles (30 min drive)
Penrith Train Station	18 miles (32 min drive)
Windermere	22.1 miles (43 min drive)
Carlisle	35.4 miles (47 min drive)



From Penrith, Cumbria (via A66) Approximately 17.6 miles/30 minutes.

At the Skirgill interchange, take the 3rd exit onto the A66 towards Keswick. Follow the dual carriageway for approx. 1 mile before taking the 3rd exit at the roundabout to stay on the A66. Continue straight for approx. 15 miles before merging onto the Windermere/Keswick slip road. At the roundabout take the first exit and continue for approx. 1 mile. At the junction turn right onto Penrith Road, in 0.8 miles take a left onto Greta Street. At the second crossroads, turn left and continue for 170 yards, the destination will be on your left.

Note: Images are displayed for illustration purposes only.
All information is for guidance and its accuracy is not guaranteed.



**STRIDING EDGE
COURT**

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