

Cumbrian Properties

21 Ullswater Suite, Whitbarrow



Price Region £90,000

EPC-C

Studio apartment | Exclusive holiday park
Open plan living/dining/kitchen/bedroom
Edge of the Lake District National Park

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2/ 21 ULLSWATER SUITE, WHITBARROW HOLIDAY VILLAGE

ATTENTION INVESTORS Situated in the exclusive Whitbarrow Holiday Village located on the edge of the Lake District National Park with excellent access to Keswick, Penrith and the Ullswater Valley, an immaculately presented, fully equipped studio apartment, currently successfully let through Lake Lovers (details available from our Penrith office). The first floor apartment benefits from patio doors opening onto a balcony with views across the green to the front of the complex with the fells in the distance, and briefly comprises of open plan living /dining kitchen /bedroom and separate four piece bathroom. The facilities include on-site parking, Eden Bar & Restaurant, entertainment on selected nights in the bar, crazy golf putting green, outside children's play area, giant chess board, woodland walks, duck pond, indoor heated swimming pool and children's splash pool, jacuzzi, sauna, steam room, gym, games room with pool table and table tennis table. Other activities nearby include quad biking and horse riding at Rookin House.

The accommodation with approximate measurements briefly comprises:

Communal entrance door into reception area with staircase and lift to the first floor apartment.

FIRST FLOOR

Door to No.21 Ullswater Suite into open plan living/dining/kitchen/bedroom and door to bathroom.

OPEN PLAN LIVING/DINING/KITCHEN/BEDROOM (26'7 max x 16'7 max)

DINING KITCHEN Fitted kitchen with complementary worksurfaces, upstands and tiled splashbacks, integral sink, Siemens double electric hot plate with Siemens extractor above. Integrated Siemens microwave, integrated dishwasher and fridge with freezer compartment.

DINING AREA Oak flooring, vertical radiator and door to bathroom.



DINING KITCHEN

LIVING/BEDROOM AREA Mirrored sliding doors to good size storage with hanging rail, UPVC double glazed window and UPVC double glazed French doors opening onto the balcony with a lovely open aspect across the green with the fells in the distance.

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LIVING/BEDROOM AREA

BATHROOM (9'8 max x 8' max) Four piece suite comprising shower over bath, low level WC and 'his & hers' wash hand basins within vanity unit with mirrors above. Fully tiled walls, tiled flooring, vertical radiator and extractor fan.



BATHROOM

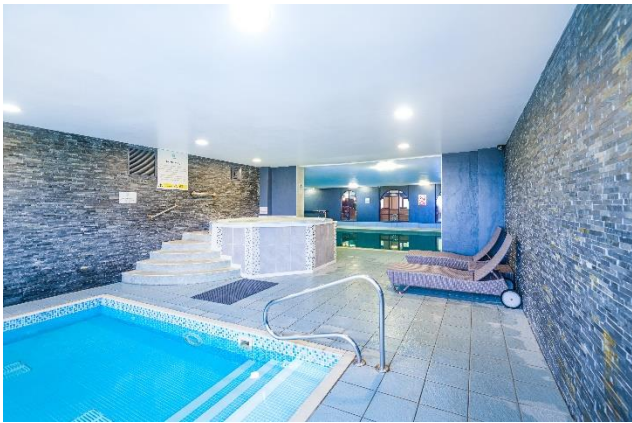
OUTSIDE The property benefits from a balcony with a lovely open aspect across the green to the front of the complex with views across to the fells. Wicker table and chairs and balcony light.

Please note the resort does not allow pets. Kennels are available close by.

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BALCONY & VIEW



PARK FACILITIES

5/ 21 ULLSWATER SUITE, WHITBARROW HOLIDAY VILLAGE

TENURE 999 years from 1/5/1994. Ground rent £100 per annum. Service charge approximately £350pcm.

COUNCIL TAX 100% small business rates relief applies.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

