

Energy Performance Certificate



22 Ullswater, Whitbarrow Village, Berrier, PENRITH, CA11 0XB

Dwelling type: Mid-floor flat Reference number: 2488-1932-7269-3904-4910
 Date of assessment: 28 November 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 28 November 2014 Total floor area: 41 m²

Use this document to:

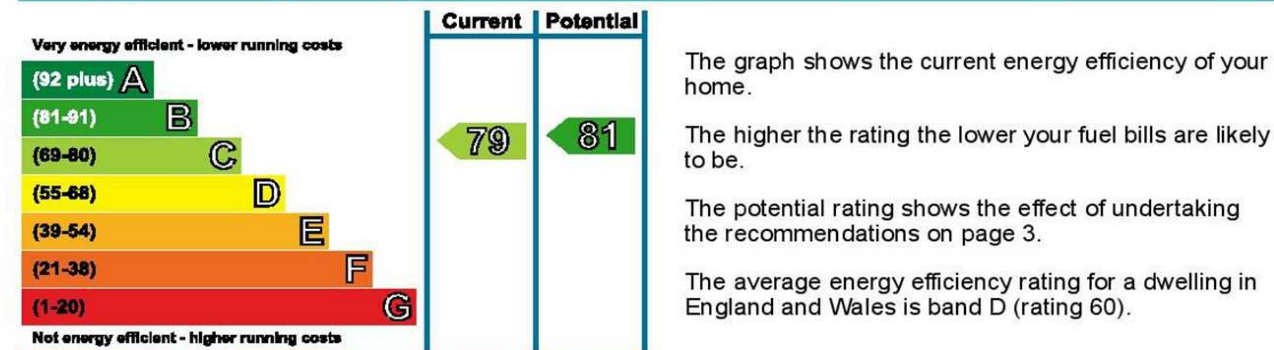
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 996
Over 3 years you could save	£ 81

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 96 over 3 years	
Heating	£ 483 over 3 years	£ 498 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 996	£ 915	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 81	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



22 Ullswater Suite, Whitbarrow Village, Penrith, CA11 0XB

- Luxurious Apartment
- Balcony
- Lovely outlooks
- Enjoys outstanding facilities
- Well placed for exploring Lake District Nat. Park
- EPC Rating C



Location

This popular holiday village is a 10 minute drive from Ullswater, one of the Lake District's most romantic lakes.

Property Description

A luxurious apartment forming part of the exclusive Whitbarrow village.

This luxurious apartment forms part of the exclusive Whitbarrow Holiday village, and is superbly positioned on the eastern fringes of the Lake District National Park. The apartment enjoys the facilities provided with an on-site restaurant, bar, leisure pursuits including indoor swimming pool, Jacuzzi and gymnasium (see photo bottom right). It is ideally positioned for exploring the country's foremost National Park, with Ullswater, Keswick and Windermere being within easy reach.

The open-plan studio apartment is one of the newest and most luxurious additions to the holiday village; it is located on the first floor to enhance privacy and outlooks. Constructed, furnished and equipped to an extremely high standard. There are spectacular fell views.

The Whitbarrow resort was originally converted from an 18th Century Cumbrian farm and now has everything to entertain the whole family all year round. There is a lift, stairs and internal all-weather access directly into the outstanding leisure centre. Together with bar facilities, an a la carte restaurant provides meals daily except Mondays.

This is a rare opportunity to acquire a superb holiday home in a beautiful part of the English lake district. Upon completion of the sale immediate use of the apartment is available as all fixtures, fittings and furnishings are included.

INSPECTION STRONGLY ADVISED.

Local Amenities

Whitbarrow Village is situated in the foothills of Blencathra Fell, with the nearest village being Greystoke. The historic towns of Penrith and Keswick are a 10 minute and 20 minute drive away respectively. Within 45 minutes it is feasible to be sailing on Windermere, quad biking/horse riding at Rookin House Farm, or just enjoying the magnificent scenery which makes the Lake District the nation's favourite National Park.

Ground Floor

Kitchen/Dining Area

3.13m x 3.86m (10' 3" x 12' 8")
Comprehensively fitted with sink, Siemens dual hob, stainless steel extractor hood over, dishwasher, refrigerator, microwave/grill, fully-equipped with appliances, Corean work surfaces, and oak floor.

Bathroom

With bath, mains shower over with screen, WC with dual flush, dual wash hand basin, extractor, heated towel rail, shaver socket and full tiling.

Living Dorm Area

5.06m x 4.55m (16' 7" x 14' 11")
With mirrored wardrobe and display shelf, super king-sized bed, sofa bed, TV and telephone points, Bose surround sound and double doors to balcony.

Grounds

Owners' exclusive use of beautifully managed grounds incorporating sporting facilities (walks, putting, crazy golf). Designated parking.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for the delivery of 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: Naphthens Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2018 was £226.32; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage, gas fired central heating (from a main boiler housed separately from the apartments), double glazing, cavity wall insulation, telephone point subject to BT regulations.

Note: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Council Tax: Band B
If let for holiday use: R.V. £1,386 payable (Small Business Rates, 100% relief)

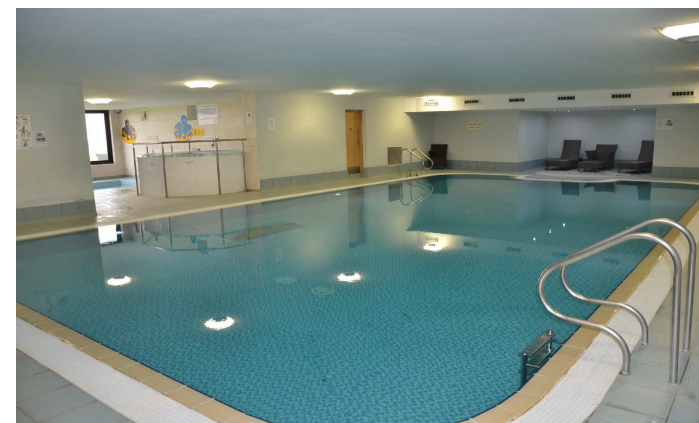
Post Code: CA11 0XB

Tenure: To Be Advised

Viewing: Through our Head Office office 01768 862135.

PFK Ref: 3619102.

Directions: Taking the A66 to Keswick from Penrith turn right just after the Sportsman Inn taking the road to Berrier. The Whitbarrow complex is approximately a mile and a half along this road.



Ground Floor

