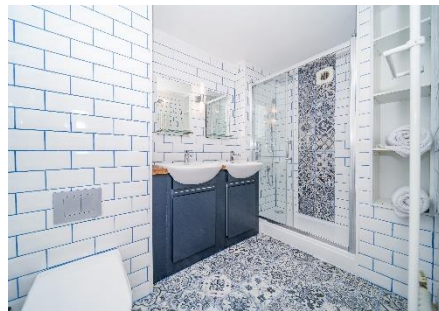


Cumbrian Properties

Ullswater Suite 1, Whitbarrow Village



Price Region £95,000

EPC-C

Studio apartment | Exclusive holiday park
Refurbished to a high standard | Open plan living
Fantastic on-site facilities | Edge of the LDNP

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2/ ULLSWATER SUITE 1, WHITBARROW HOLIDAY VILLAGE, PENRITH

Located to the edge of the Lake District National Park, with excellent access to Keswick, Penrith and the Ullswater Valley, an exciting opportunity to purchase a fully equipped and serviced, one bedroom studio apartment in the exclusive Whitbarrow Holiday Village. Refurbished to a high standard the property would suit those looking for a holiday home with great income potential and fantastic facilities and must be seen to fully appreciate all that it has to offer. Expected gross rent of £16k with a proven 6 month lettings. Sold with an airBnB account for the property with a 4.9 star rating from 20 reviews and a superhost status. The following facilities are available to all guests enjoying a stay at the resort:- On-site parking, Eden Bar and Restaurant, entertainment on selected nights in the bar, crazy golf and 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 including quad biking and horse riding at Rookin House.

The accommodation with approximate measurements briefly comprises:

Secure key card entrance door into communal hallway with access via a corridor to suite 1 entrance door.

OPEN PLAN LIVING/DINING/BEDROOM (23' x 16'7)

DINING KITCHEN AREA Fitted kitchen incorporating wooden worksurfaces, tiled splashbacks, electric hob with extractor hood above and oven below, stainless steel sink with mixer tap, fridge freezer and dishwasher. Banquette seating with table and bench, wood effect flooring, vertical radiator, ceiling spotlights and door to shower room.



DINING KITCHEN AREA

LOUNGE/BEDROOM AREA Wardrobe with mirror fronted sliding doors, UPVC double glazed window with blackout blind, UPVC double glazed French doors with blackout blind opening onto the private patio area.



3/ ULLSWATER SUITE 1, WHITBARROW HOLIDAY VILLAGE, PENRITH



LOUNGE/BEDROOM AREA

SHOWER ROOM (9'3 max x 8' max) Four piece suite comprising walk-in shower cubicle with rainfall shower head and further shower attachment, “his and hers” vanity unit wash hand basins and low level WC. Vertical radiator, fully tiled walls and tiled flooring.



SHOWER ROOM

OUTSIDE The property benefits from a private, block paved patio seating area.



PATIO AREA

4/ ULLSWATER SUITE 1, WHITBARROW HOLIDAY VILLAGE, PENRITH



PARK FACILITIES

TENURE Leasehold. 999 year lease commencing 1st May 2004.

Service Charge - £2,848 plus VAT per annum Guest Services - £600 plus VAT per annum

Insurance - £202.94 per annum Ground Rent - £100 per annum

Small business rates relief claimed.

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.