

Cumbrian Properties

18 Ullswater Suite, Whitbarrow



Price Region £85,000

EPC-C

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

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2/ FELL VIEW, ULLSWATER SUITE 18, 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, a fully equipped studio apartment in immaculate order throughout. The first floor apartment benefits from patio doors opening onto a balcony where you can take in the fabulous view across the open countryside towards the fells and briefly comprises of open plan living/dining/kitchen/bedroom and separate four piece bathroom. Lovingly owned over many years by the current owners who have utilised the apartment for their own personal use, friends, family and as a successful holiday let investment (details available from our office) this offers great income potential with fantastic on-site facilities which are available to all guests enjoying a stay at the resort. 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:

Entry via communal entrance doors into reception area with staircase and lift to the first floor apartment.

FIRST FLOOR Door to Fell View, Ullswater Suite 18 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 Corian worksurfaces, tiled splashbacks, inset sink with drainer, Siemens hob with Siemens extractor above, mini oven, integrated dishwasher, fridge with freezer compartment, and microwave.

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



DINING KITCHEN AREA

3/ FELL VIEW, ULLSWATER SUITE 18, WHITBARROW HOLIDAY VILLAGE

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 fantastic views across the open countryside across to the fells. Super King size bed, sofa bed, 50" Smart TV and DVD player.



LIVING BEDROOM AREA

BATHROOM (9'9 max x 6'3 max) Four piece suite in white with shower over bath, 'His & Hers' wash hand basins within vanity unit with mirrors above, low level WC. Tiled walls, wood effect flooring, vertical radiator and extractor fan.



BATHROOM

OUTSIDE The property benefits from a balcony with panoramic views of the Blencathra fells, wicker table and chairs and balcony light.

4/ FELL VIEW, ULLSWATER SUITE 18, WHITBARROW HOLIDAY VILLAGE



TENURE Leasehold – 984 years remaining of 999 year lease.

Ground rent £99 per annum (has been the same since 2008)

Service Charge is £3,418 per annum. Additionally there is a guest service charge of £720 per annum and Insurance is £202 per annum.

COUNCIL TAX 100% Small business rates relief applies.

PLEASE NOTE The resort does not allow pets. However, there are excellent kennels close by.

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.