

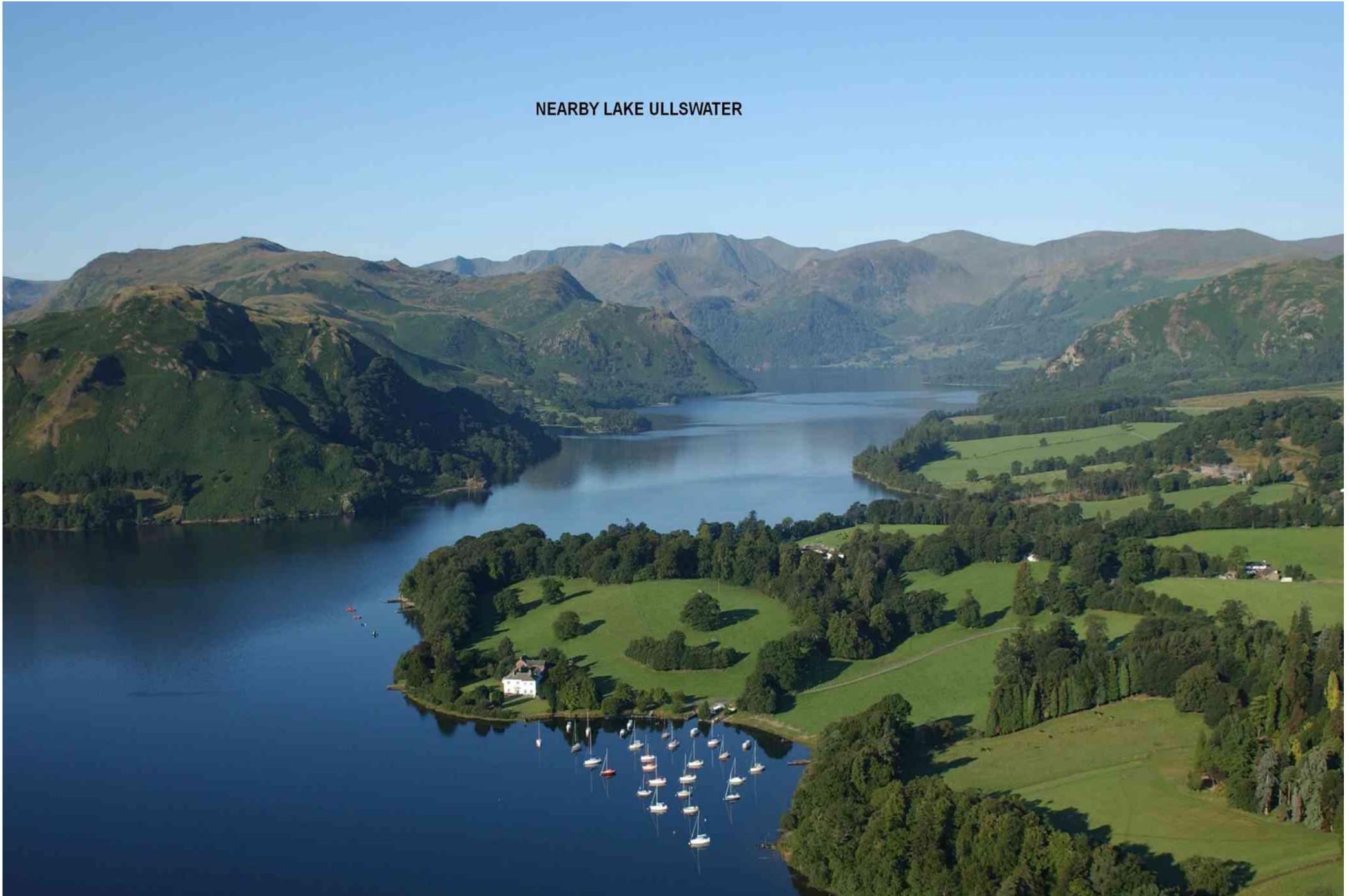
# PKK

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

Guide Price £99,950



NEARBY LAKE ULLSWATER



## LOCATION

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

## PROPERTY DESCRIPTION

A luxurious studio apartment nestled in the prestigious Whitbarrow Holiday Village, an exclusive retreat superbly positioned on the eastern fringes of the Lake District National Park. This elegantly appointed studio offers a seamless blend of sophistication and comfort, providing a haven for relaxation and indulgence.

As you step into the studio, the open-concept design maximises space and light, creating an airy and inviting atmosphere.

The living area is perfect for unwinding after a day of exploring the picturesque surroundings. Large windows and the balcony offer breathtaking views of the landscape, allowing you to immerse yourself in the natural beauty of the Lake District.

The kitchen is well equipped, with the option to choose to dine indoors or alfresco on the private terrace, and the bathroom features modern fixtures.

Beyond the comforts of the studio, the Whitbarrow Holiday Village boasts outstanding leisure facilities for you to indulge in - perhaps a rejuvenating spa treatment, take a dip in the swimming pool, or work up a sweat in the fitness centre.

For outdoor enthusiasts you can explore the walking trails that meander through the picturesque landscapes or engage in water activities on nearby lakes making it an ideal retreat for those seeking an escape to the Lake District National Park.

## ACCOMMODATION

### Kitchen/Dining Area

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

### Bathroom

Fully tiled bathroom with bath, mains shower over bath with screen, WC with dual flush, dual wash hand basin, extractor, heated towel rail and shaver socket.

### 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.

## EXTERNALLY

### Grounds

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

## ADDITIONAL INFORMATION

### Tenure

We understand the property tenure is leasehold.

### Service Charge

Annual Service Charge for 2022 £2,848.77  
Annual Insurance cost £202.94  
Water Charges £110.89

### Referral & Other Payments

PFK work with preferred providers for 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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

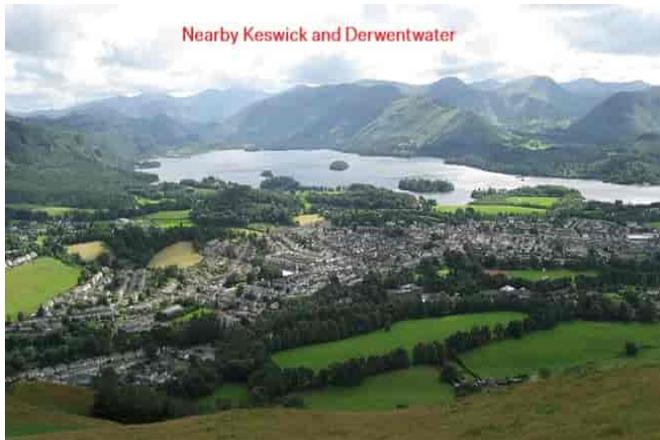
## SALE DETAILS

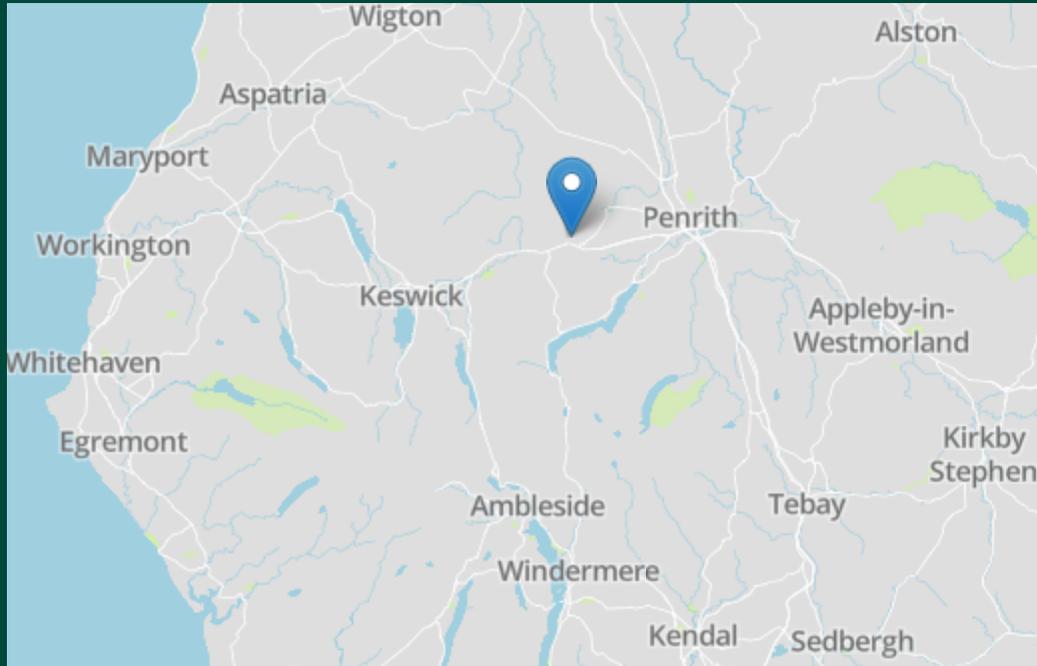
Mains electricity, water and drainage, gas central heating (from a main boiler housed separately from the apartments), double glazing, cavity wall insulation, telephone point subject to BT regulations. Note: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: From Jct 40 of the M6 at Penrith take the A66 westward toward Keswick. Continue for approx. 8 miles, then, just after the Sportsman Inn (on the right), take the right hand turn to Berrier. The Whitbarrow complex is approximately a mile and a half along this road.





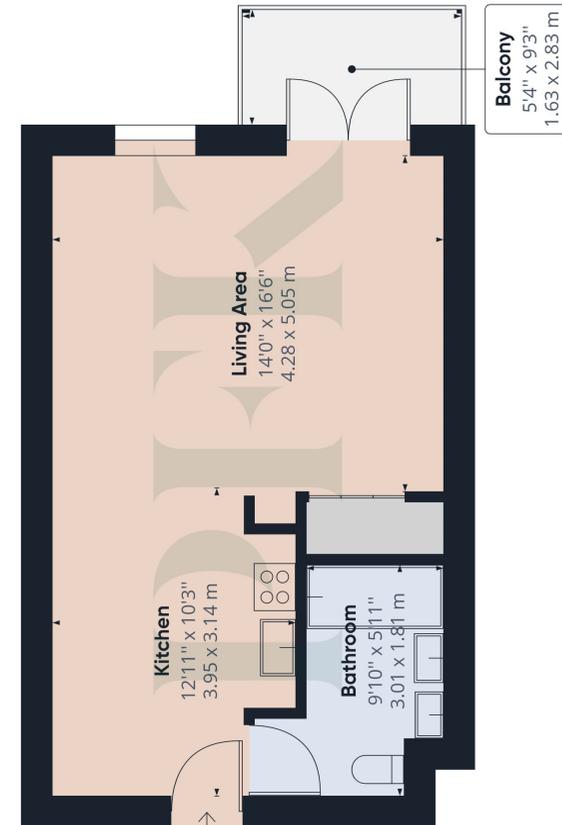
**PFK**

Approximate total area<sup>(1)</sup>  
434.61 lft  
40.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	