

Cumbrian Properties

Apt 23, Ullswater Suite, Whitbarrow



Price Region £97,500

EPC-C

Studio apartment | Exclusive holiday park
Open plan living/bedroom area | 1 bathroom
No onward chain | Fantastic on-site facilities

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ APARTMENT 23, ULLSWATER SUITES, WHITBARROW HOLIDAY VILLAGE

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. Having been successfully let for a number of years, this property would suit those looking for a holiday home with great income potential. The following facilities are available to all guests enjoying a stay at the resort and 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. Other activities nearby include quad biking and horse riding at Rookin House

The accommodation with approximate measurements briefly comprises:

OPEN PLAN LIVING/BEDROOM AREA

DINING KITCHEN (11' x 10'2 narrowing to 7'4) Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, Neue two ring electric hob, integrated fridge and dishwasher, built in microwave, fitted extractor hood and part tiled walls. Wood flooring, wall mounted radiator, space for dining table and chairs. Door to bathroom. Open plan onto the living/bedroom area.



LIVING/BEDROOM AREA (16'7 x 11') UPVC double glazed windows to the rear and side elevations with lovely countryside views. Fitted wardrobes with mirror fronted sliding doors and UPVC double glazed French doors leading onto the decked balcony.



LIVING/BEDROOM AREA

3/ APARTMENT 23, ULLSWATER SUITES, WHITBARROW HOLIDAY VILLAGE

BATHROOM Bath with shower over, low level WC and vanity unit with twin wash hand basins. Tiled walls, wall mounted radiator and tiled flooring.



BATHROOM



OUTLOOK TO THE FRONT



OUTLOOK TO THE SIDE

LOCATION – Whitbarrow Holiday Village is a maintained holiday park easily accessible from the A66 and approximately a 20 minute drive from Ullswater. Situated in the foothills of Blencathra Fell with the beautiful neighbouring villages of Penruddick and Greystoke only a short drive away. The historic towns of Penrith and Keswick are a 10 minute and 20 minute drive away respectively.

DIRECTIONS – From Penrith take the A66 towards Keswick. Turn right just after the Sportsman Inn taking the road to Berrier. The Whitbarrow Holiday Village is approximately 1.5 miles along this road.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

WHITBARROW HOLIDAY VILLAGE



TENURE We are informed the tenure is Leasehold – 999 years from 1994.
Ground rent £100 per annum. Service charge = £310 - £330 pcm.

COUNCIL TAX BAND Not applicable

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.