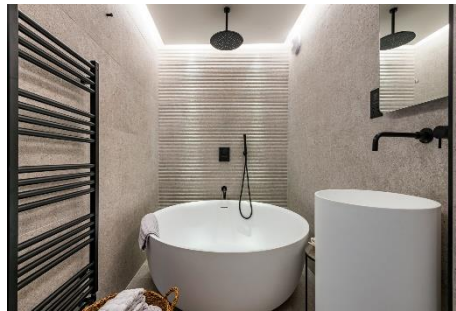


Cumbrian Properties

2 Ullswater Suite, Whitbarrow



Price Region **£179,999**

EPC-C

Luxury studio suite | Fantastic investment opportunity
On the fringe of the Lake District National Park
Refurbished to an exemplary standard

01768 867788
Corney Square, Penrith CA11 7PX

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

2/ 2 ULLSWATER SUITE, WHITBARROW HOLIDAY VILLAGE

Suite Retreat is a perfectly located, luxury, self-catering studio that has recently received a complete and striking interior renovation to a 5 star standard. Ideal for those looking for a holiday home that also provides a fantastic investment opportunity with the potential to achieve a gross annual income circa £40,000 providing an approximate gross yield of 20%. Situated within Whitbarrow Holiday Village, on the fringe of the Lake District National Park, where owners and guests can enjoy the use of all the facilities on offer.

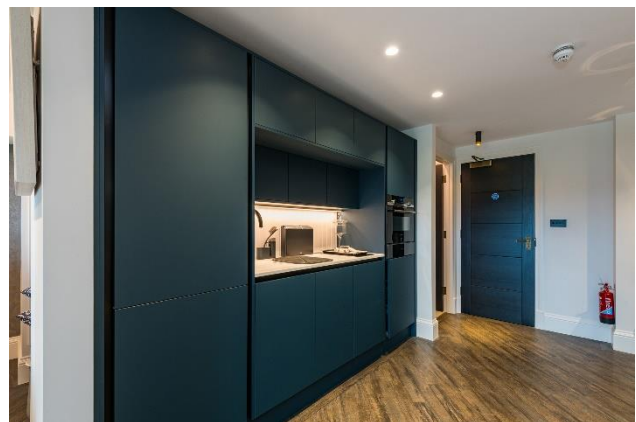
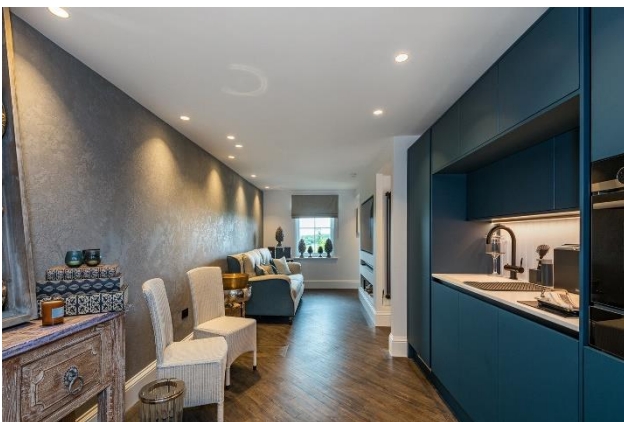
The accommodation with approximate measurements briefly comprises:

Entry via black Wenge door into the open plan suite with door to bathroom.

OPEN PLAN SUITE (26'7 x 16'5)

KITCHEN Stunning, modern kitchen fitted with Siemens appliances including oven, microwave, warming drawer, fridge freezer and slimline dishwasher. Teppanyaki and indoor BBQ grill.

LOUNGE Media wall with 65 inch Samsung TV and Sonos sound bar. Two vertical radiators and UPVC double glazed windows with lovely views across the open countryside.



KITCHEN

3/ 2 ULLSWATER SUITE, WHITBARROW HOLIDAY VILLAGE



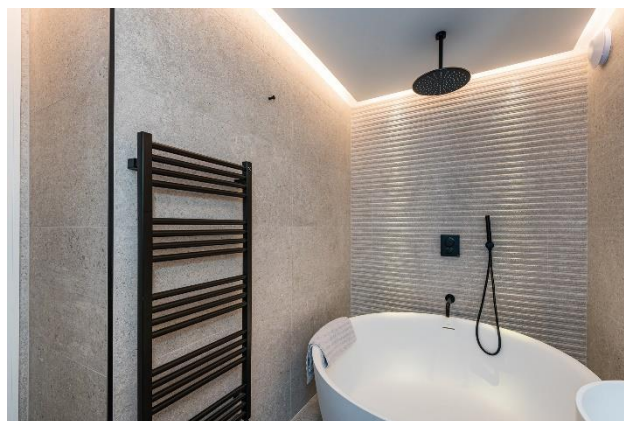
LOUNGE

BEDROOM UPVC double glazed French doors opening onto the patio area enjoying lovely views. Media wall with 65 inch Samsung TV, and built-in wardrobe.



BEDROOM

BATHROOM (9'9 max x 7' max) Three piece white Lusso Stone bathroom suite comprising circular bath with rainfall shower above and further handheld shower attachment, wash hand basin with mirror over and low level WC. Striking Porcelanosa feature tiles.



BATHROOM

4/ 2 ULLSWATER SUITE, WHITBARROW HOLIDAY VILLAGE

OUTSIDE Private patio area.



PATIO



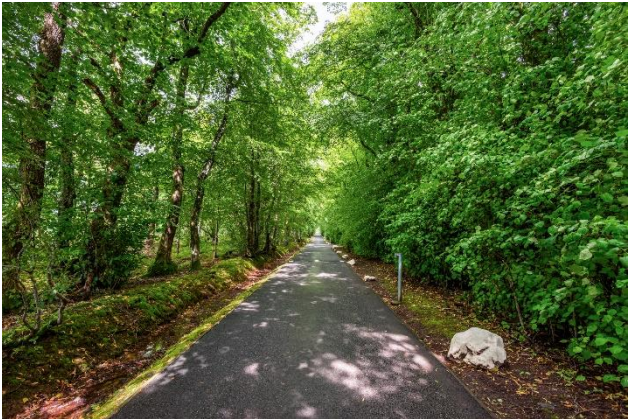
REAR EXTERNAL

PLEASE NOTE The owner is offering, by separate negotiation, the extensive designer furniture package including artwork and a professionally designed website www.suiteretreat.co.uk linking to Airbnb and Booking.com. It is estimated the studio should rent for between £165 - £195 per night and based on a 70% occupancy could generate a gross annual income circa £40,000. 70% occupancy would allow the owners approximately 4 weeks per annum for their own use.

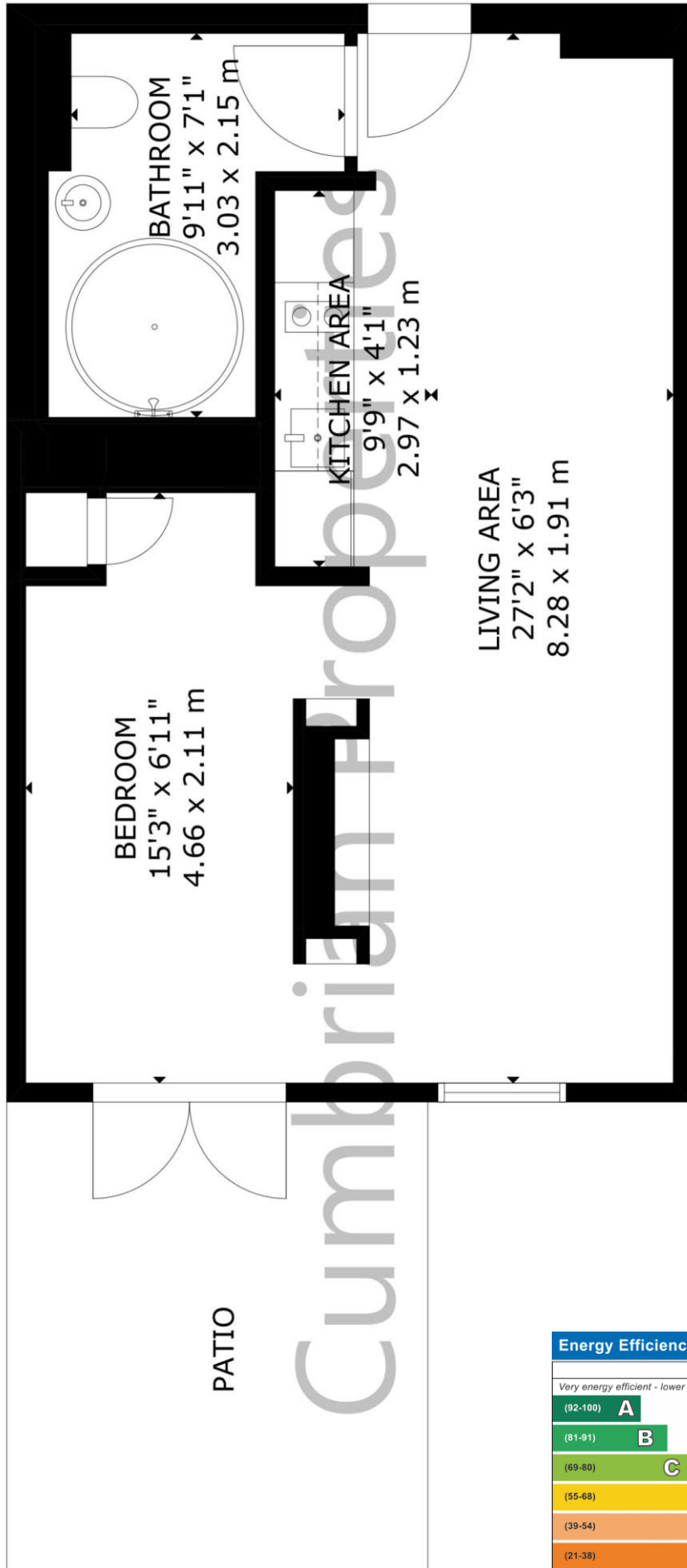
LEASE Service charge £237.40 pcm. Insurance £16.91 pcm. Business rates exempt. No gas or water charge. Electricity billed on consumption meters in apartment.

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.

5/ 2 ULLSWATER SUITE, WHITBARROW HOLIDAY VILLAGE



WHITBARROW HOLIDAY VILLAGE



GROSS INTERNAL AREA
TOTAL: 42 m²/449 sq.ft
FLOOR 1: 42 m²/449 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(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	