



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

Guide Price £92,000

PFK



# Ullswater Suite, 22, Whitbarrow Holiday Village

Whitbarrow, Penrith

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.

Council Tax band: TBD

Tenure: Leasehold

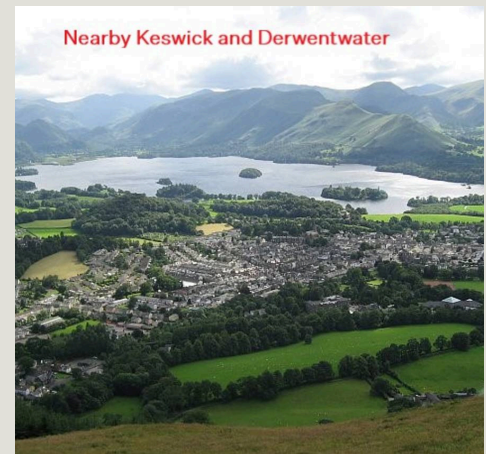
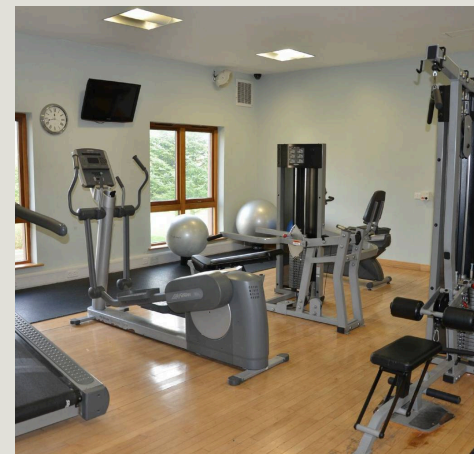
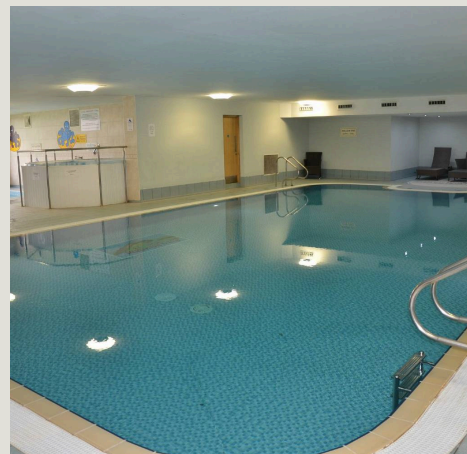
- Luxurious Apartment
- Balcony affording lovely outlooks
- Superbly placed for exploring LDNP
- Outstanding village facilities
- Ideal retreat
- Well appointed accommodation
- Tenure - leasehold
- Council tax - Band B
- EPC rating C

## Allocated parking

1 Parking Space

## Garden

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







### Kitchen/Diner

10' 3" x 12' 8" (3.13m x 3.86m)

### 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

16' 7" x 14' 11" (5.06m x 4.55m)

With mirrored wardrobe and display shelf, super king-sized bed, sofa bed, TV and telephone points, Bose surround sound and double doors to balcony.

### ADDITIONAL INFORMATION

#### 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.

#### Service Charge

Annual Service Charge for 2023 £2,848.77 + VAT  
Annual Insurance cost £202.94 (bricks and mortar only)  
Water Charges £110.89





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Approximate total area<sup>(1)</sup>

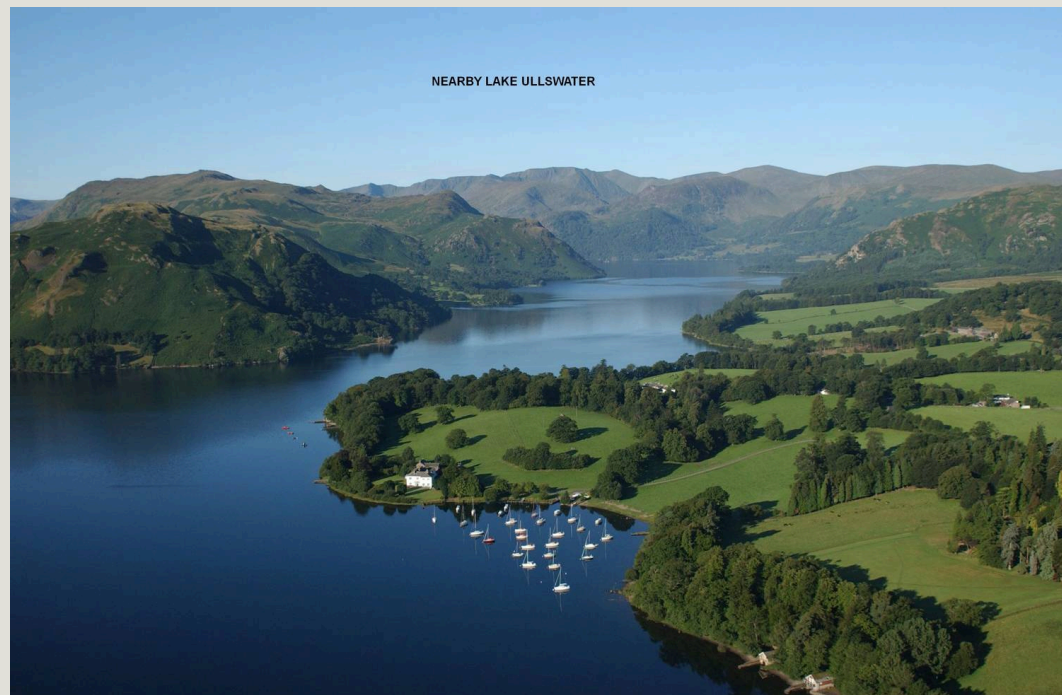
434.61 ft<sup>2</sup>  
40.38 m<sup>2</sup>

<sup>(1)</sup> 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.

GIRAFFE 360

NEARBY LAKE ULLSWATER







## PFK Estate Agents

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