



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

Guide Price £84,000

PFK

The Property

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.

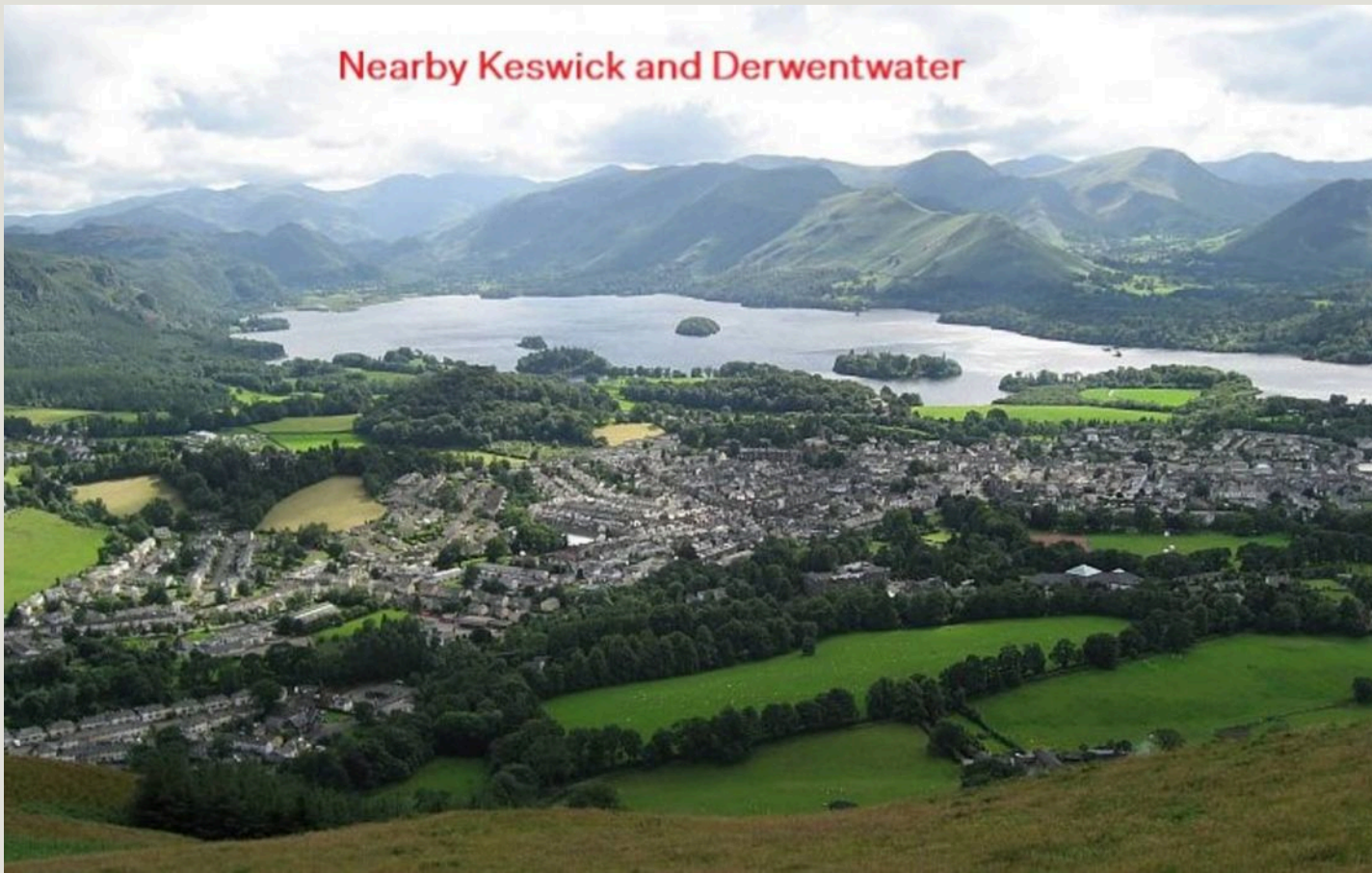
The kitchen is well equipped, with the option to choose to dine indoors or alfresco on the private terrace, and the bathroom features modern fixtures.

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.



Nearby Keswick and Derwentwater

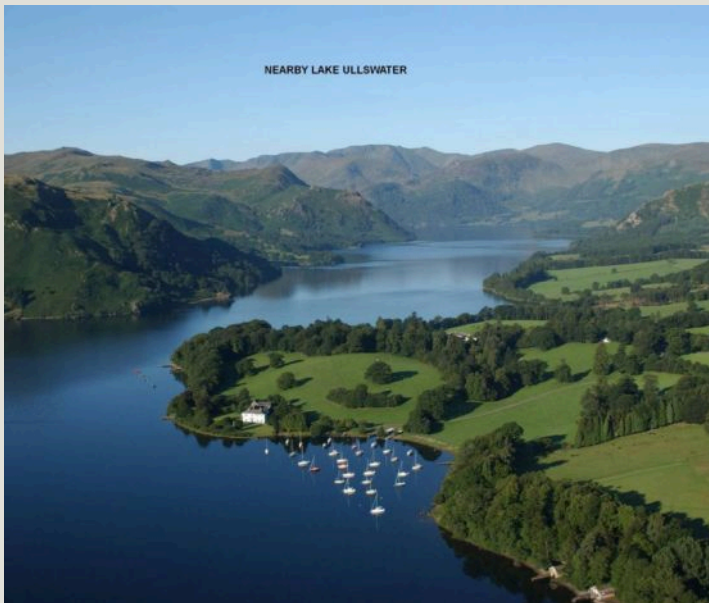


The Location

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.

- 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 B

NEARBY LAKE ULLSWATER



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





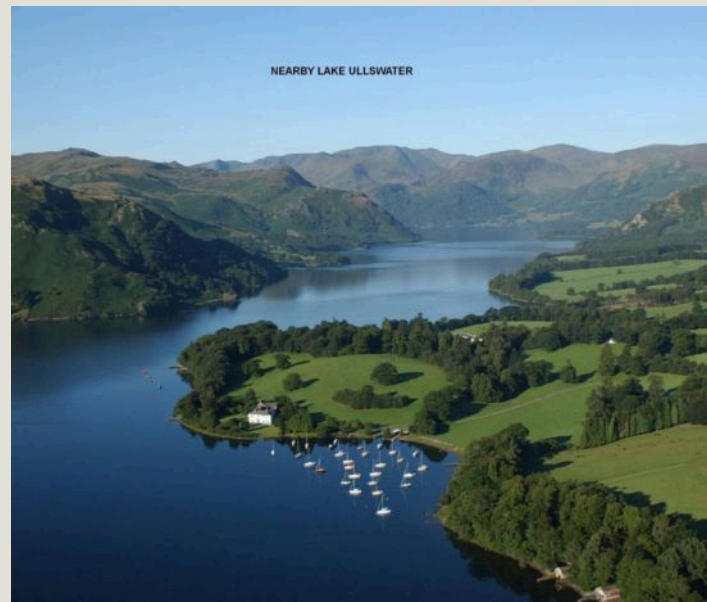
EXTERNALLY

Garden

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

ALLOCATED PARKING

1 Parking Space





PFK


Approximate total area⁽¹⁾
434.61 ft²
40.38 m²

(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+) A		
(81-91) B	81	82
(69-80) C		
(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 



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

