

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



21 Robin, Carlton Meres Holiday Park, Suffolk IP17 2QP

PRICE

£55,000

THE PROPERTY AND CARLTON MERES

This excellent holiday home is well located in the popular Carlton Meres Holiday Park and has been a successful holiday let for the current owners which income covering the service charge etc. The property benefits from gas fired central heating and double glazed windows so is suitable for occupation during all seasons. The main living dining room has a well fitted kitchen with built in oven, hob with hood over and fridge freezer. The living area has double doors onto a deck which has an attractive aspect over a reed pond. The master bedroom has a range of built in wardrobes, dressing table and bedside tables along with an en suite cloakroom. Bedroom 2 is a twin with further cupboards and there is a separate shower room with shower cubicle, washbasin and WC. There is a designated parking space for No 21.

Carlton is attractively located in the East Suffolk countryside and the Park offers a clubhouse with bar and restaurant, indoor and outdoor heated pools, a small gymnasium and an on site shop selling essential groceries and newspapers. There are two well stocked fishing lakes with owners receiving two annual permits and the Park gives access to a myriad of walks and bridleways. **Interested parties are advised that occupancy is permitted for 11.5 months per year and the park is closed for the first two weeks in February.**

LOCATION

Carlton Meres Holiday Park lies about two and a half miles from the market town of Saxmundham which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre and railway station which offers a regular service to London (Liverpool Street). Carlton Meres is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

LOCAL AUTHORITY

East Suffolk Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 1AU. Tel: 01394 383789

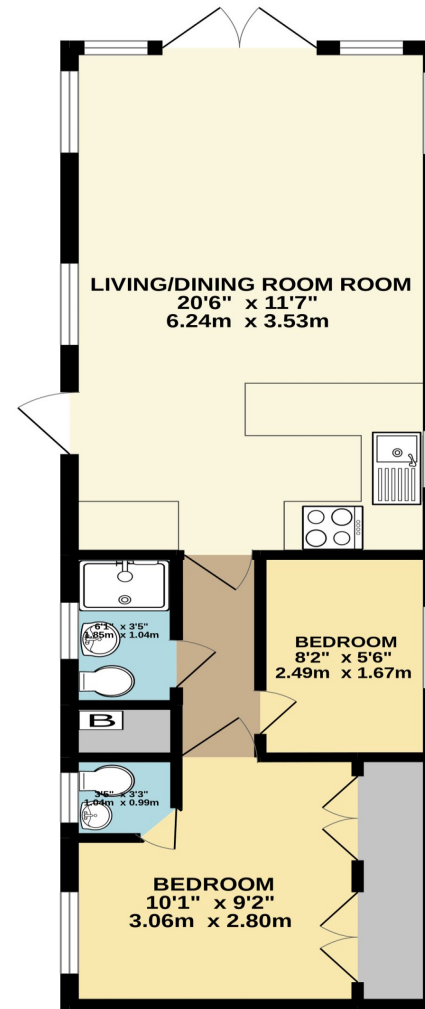
SERVICES : Gas, water, electricity and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:
Tel: (01728) 605511.
email: saxmundham@jennie-jones.com

SERVICE CHARGE: There is an annual service which for 2022 is £5395 for the year discounted to £4683 if paid early

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



SAXMUNDHAM
T: 01728 60511

www.jennie-jones.com