



Carlton Lodge

Marsh Road, Broadlands Holiday Park & Marina, Oulton Broad,

From £99,995

Property Features

- * FINANCE NOW AVAILABLE *
- 12 MONTH HOLIDAY USAGE
- * STUNNING & CHAIN FREE *
- 2 BEDROOM HOLIDAY LODGE
- INDOOR HEATED SWIMMING POOL
- LUXURY GLASS DECKING INCLUDED AS STANDARD
- WATERSIDE BAR & RESTAURANT
- FULLY MANAGED LETTING SCHEME
- BOAT MOORING AVAILABLE
- 125 LEASE FROM JUNE 2016

Full Description

Situated on a well maintained Parkland Marina, this STUNNING CARLTON LODGE, benefits from a gated dark grey composite and glass balustrade SUNDECK and for the asking price from £99,995 includes fitted wardrobes in both bedrooms and bedside cabinets in both bedrooms.

INTEGRATED appliances, luxurious carpets and flooring throughout, curtains and is all 'READY TO GO!' As an owner you have full use of all the Parkland facilities that include the on site indoor heated swimming pool, steam room and gymnasium plus the Broadside restaurant & bar overlooking the Broads Marina and the Suffolk Broads.

The CARLTON LODGE, comprises of Good size double bedroom and Good sized TWIN Bedroom, with storage cupboards, in both bedrooms. The Kitchen features wall and base units an integrated electric cooker with a hob over and an integrated fridge / freezer. The bathroom comprises a suite of a hand basin, W.C and a shower cubicle with an electric shower.

This SUPERB INVESTMENT, HOLIDAY HOME is offered on a 125 year lease (lease commenced 01/06/16) and FULL 12 MONTH holiday home usage.

PLEASE NOTE; Extended Walkway option is available at an additional charge.



LOCATION & SURROUNDING AREA

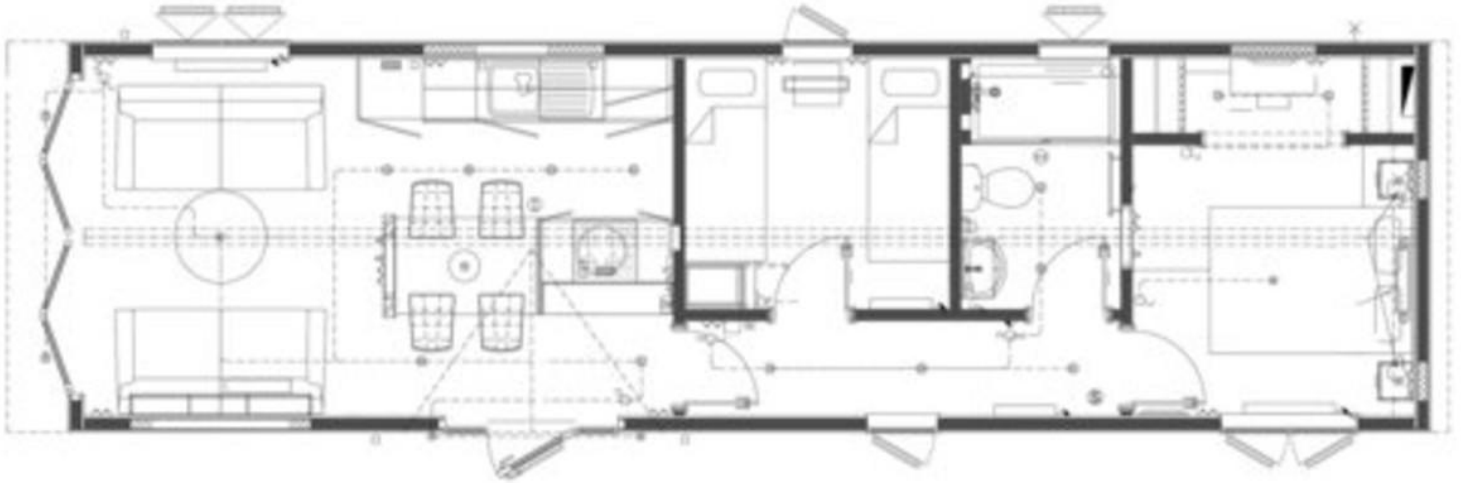
Located in the heart of Oulton Broad, a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. Oulton Broad is a very popular place to come for water sports such as; powerboat racing, sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, bars, shops & health beauty salons and a short walk from the station, offering direct trains to Ipswich and Norwich. Lowestoft also has a stunning sandy beach approximately 2 miles away.

SERVICES & CHARGES

Ground Rent: £3,646.14 + VAT
Service Charge: £1,311.21 + VAT
Council Tax Band A
Electric: Billed as used per quarter



GETTING IT RIGHT, EVERYTIME



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given in any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are not included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. A member of the property ombudsman, trading as LangWrights Independent Estate Agents Ltd. Registered office: 127 High Street, Lowestoft, Suffolk, NR32 1HP. Registered in England No.1069490.

127 High Street
Lowestoft
Suffolk
NR32 1HP

www.langwrights.com
enquiries@langwrights.com
01502 445777

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GETTING IT RIGHT, EVERYTIME