



Marsh Road

Asking Price Of £85,000

Broadlands Holiday Park And Marina, Oulton Broad, NR33 9JY

Property Features

- **** CHAIN FREE ****
- **REFURBISHED**
- **TWO DOUBLE BEDROOMS**
- **NEW KITCHEN**
- **NEW BATHROOM**
- **NEW FLOOR COVERINGS**
- **12 MONTHS HOLIDAY HOME USAGE**
- **ON-SITE INDOOR SWIMMING POOL AND GYM**
- **QUAYSIDE BAR / RESTAURANT**
- **MARINA LOCATION**

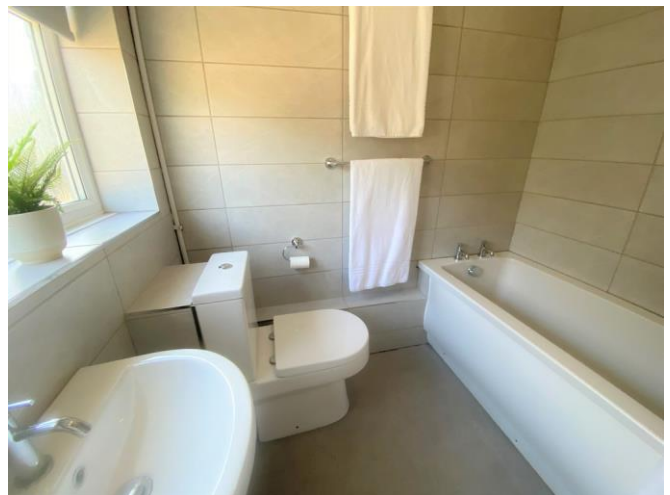
Full Description

LangWrights are pleased to bring to market this WEST facing, TWO bedroom Holiday Bungalow. BENEFITING from being refurbished with NEW furniture and READY to GO WITH FINANCE AVAILABLE. The property comprises of two double bedrooms, a NEWLY INSTALLED Kitchen and bathroom. A fresh and spacious Living area with uPVC French doors leading onto a covered seating area to entertain and relax with a WEST facing aspect and some spectacular sunsets.

Situated on a well maintained Parkland Marina, in Oulton Broad. This 2 bedroom bungalow BENEFITS from being fully furnished 'ready to go' and includes full use of the on site indoor heated swimming pool and gymnasium (1st YEAR FREE). The Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads, is open all year round for your usage.

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.



GETTING IT RIGHT, EVERYTIME

LOUNGE/DINER

18' 6" x 12' 1" (5.65m x 3.70m)

MASTER BEDROOM

13' 8" x 9' 6" (4.17m x 2.92m)

BEDROOM 2

10' 2" x 9' 3" (3.10m x 2.83m)

KITCHEN

6' 10" x 9' 9" (2.10m x 2.99m)

BATHROOM

5' 3" x 6' 7" (1.62m x 2.01m)

SERVICES & CHARGES

2022 Ground Rent: £4 375.37 Inc. V.A.T

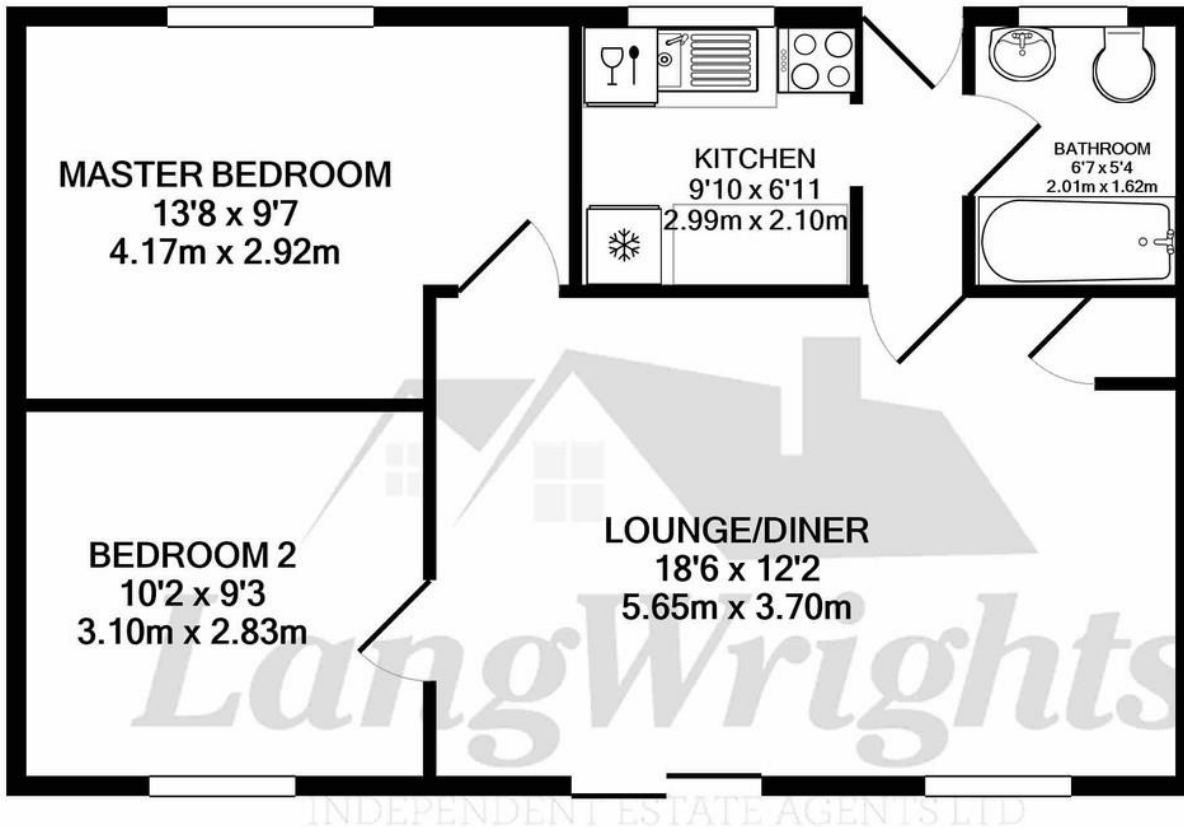
2022 Service Charge: £1,573.45 Inc. V.A.T.

Council Tax Band A

Electric: billed as used per quarter

Offered on a 125 year lease (Commenced 01/06/2016, 118 years remaining) and 12 months of the year holiday home usage.





MARSH ROAD, OULTON BROAD. NR33 9JY
TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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 floorplans 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.10698450.

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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

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