



**Marsh Road**

**Asking Price Of £50,000**

Broadlands Holiday Park & Marina, Lowestoft, NR33 9JY



# Property Features

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- 1 BEDROOM HOLIDAY BUNGALOW
- CHAIN FREE
- SOUTH FACING
- 125 YEAR LEASE (From June 2016)
- 12 MONTHS HOLIDAY USAGE
- UPVC DOUBLE GLAZED
- FULLY MANAGED LETTING SCHEME
- BOAT MOORINGS AVAILABLE
- INDOOR HEATED SWIMMING POOL
- QUAYSIDE RESTAURANT & BAR



## Full Description

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Situated on a well maintained Parkland Marina, the bungalow benefits from being fully furnished 'ready to go' and includes full use of the onsite indoor heated swimming pool and gymnasium (for a small fee) plus the Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads.

The property comprises of one double bedroom, bedroom furniture and storage, the Kitchen features a freestanding electric cooker and an under counter fridge, the spacious living area offers a sofa, a flat screen television and a dining table with French doors leading outside. The bathroom comprises a suite of a hand basin, W.C and bath with an electric shower over.

Offered on a 125 year lease and 12 months of the year holiday home 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 'Blue Flag' award winning beach approximately 2 miles away.

## SERVICES & CHARGES

GROUND RENT: £4963 INCLUDES VAT

SERVICE CHARGE: £1736 INCLUDES VAT

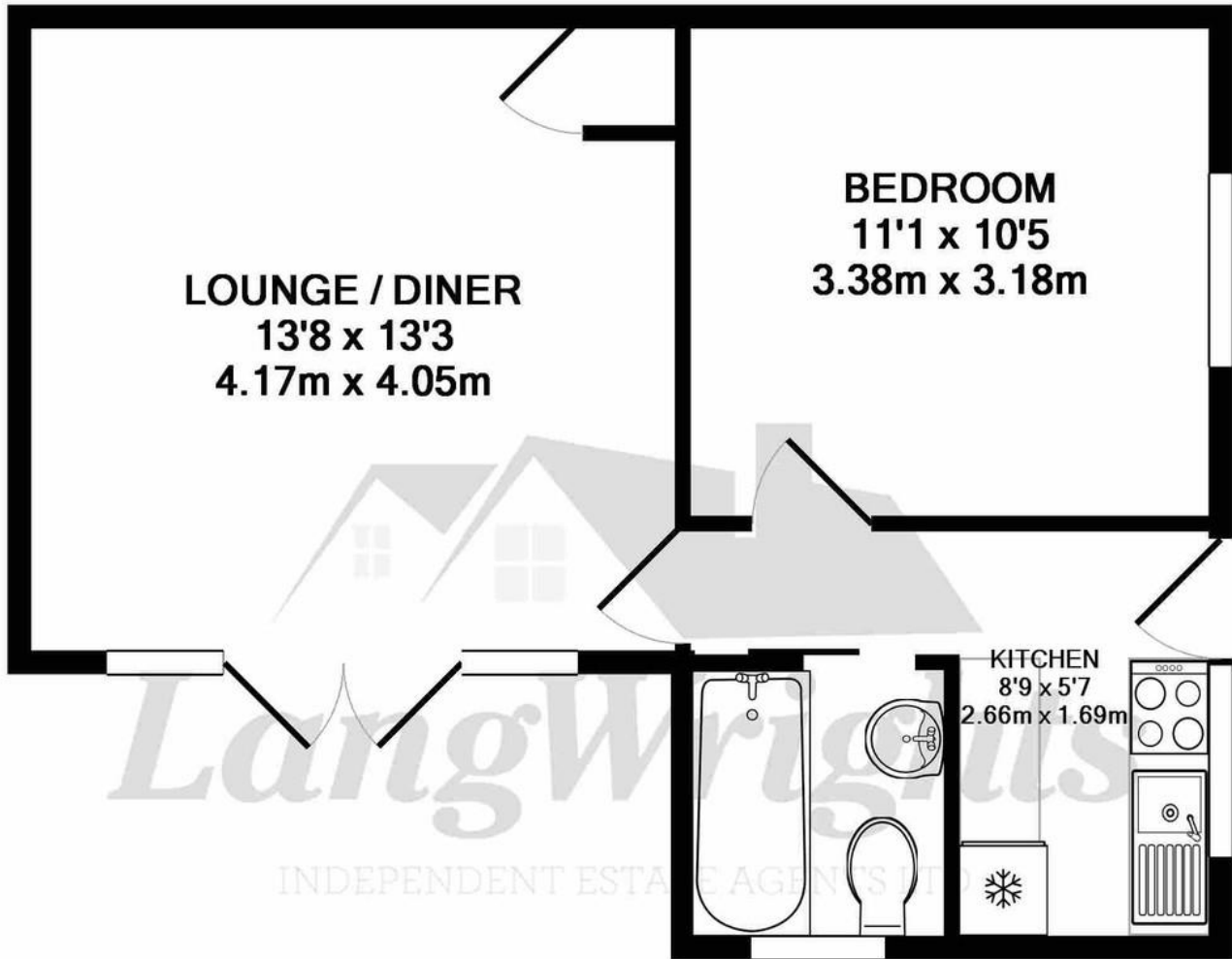
Energy Rating 'D'

Council Tax Band A

Electric: billed as used per quarter







**BROADLANDS**

**TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 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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