



Broadlands Holiday Park and Marina
Marsh Road, Oulton Broad, NR33 9JY

Asking Price Of £66,000

Property Features

- WEST FACING SUN DECK
- 12 MONTHS OF THE YEAR HOLIDAY USAGE
- FULLY FURNISHED
- TWO DOUBLE BEDROOMS
- BROADS VIEW
- ON SITE HEATED SWIMMING POOL
- EXTENSIVE CARDIO SUITE & WEIGHTS ROOM
- OULTON BROAD LOCATION
- ON SITE BAR RESTAURANT
- PET FRIENDLY PARK



Full Description

BENEFITTING from 12 month holiday usage and situated on a well maintained Parkland Marina, this modern holiday bungalow benefits from a WEST facing aspect with a view over the Suffolk Broads from your spacious, gated SUNDECK, INTEGRATED appliances, quality carpets under foot, curtains and is all 'READY TO GO!' As an owner you have full use of all the Parkland facilities that include the onsite indoor heated swimming pool, steam room and gymnasium (subscription required) plus the Broadside restaurant & bar overlooking the Broads Marina and the Suffolk Broads.



The bungalow comprises of two double bedrooms and storage cupboards, the rear double features a uPVC part glazed door onto further raised decking. The Kitchen features an integrated electric cooker with a halogen hob over, integrated fridge / freezer and washing machine and the living area offers a pleasant WEST facing view. The bathroom comprises a suite of a hand basin, W.C and a large shower cubicle with an electric shower.



This SUPERB INVESTMENT or HOLIDAY HOME is offered on a 118 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 golden sandy beach approximately 2 miles away.



OPENPLAN KITCHEN / LOUNGE

21' 4" x 10' 5"
(6.52m x 3.18m)

BEDROOM 1

10' 5" x 8' 3"
(3.18m x 2.54m)

BEDROOM 2

10' 5" x 8' 3"
(3.18m x 2.54m)

SHOWER ROOM

6' 7" x 5' 4"
(2.03m x 1.65m)

SERVICES & CHARGES

GROUND RENT: £4963 INCLUDES VAT

SERVICE CHARGE: £1736 INCLUDES VAT

Council Tax Band A

Electric: Billed as used per quarter



GETTING IT RIGHT, EVERYTIME



BROADLANDS LODGE

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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