



Marsh Road

Asking Price Of £65,000

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

Property Features

- WEST FACING SUN DECK
- 12 MONTHS OF THE YEAR HOLIDAY USEAGE
- FULLY FURNISHED
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- FITTED MODERN KITCHEN
- INTEGRATED WASHING MACHINE AND FRIDGE / FREEZER
- INDOOR HEATED POOL AND GYM
- PET FRIENDLY PARK
- WATERSIDE BAR AND RESTAURANT



Full Description

Situated on a well maintained Parkland Marina, this modern holiday bungalow benefits from a WEST facing aspect with a 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 (monthly 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 offering spectacular sunsets. 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 (Note: Not residential).



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.

ROOM DIMENSIONS:

OPEN PLAN KITCHEN / LOUNGE

(6.52m x 3.18m)

21' 4" x 10' 5"

BEDROOM 1

(3.18m x 2.54m)

10' 5" x 8' 3"

BEDROOM 2

(3.18m x 2.54m)

10' 5" x 8' 3"

SHOWER ROOM

(2.03m x 1.65m)

6' 7" x 5' 4"

SERVICES & CHARGES:

GROUND RENT:

£4963 INCLUDES VAT

SERVICE CHARGE:

£1736 INCLUDES VAT

COUNCIL TAX BAND 'A'

ENERGY RATING: C

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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