



**White Cross Bay, Holiday Park, Ambleside Road**

Windermere

In Excess of **£115,000**



## White Cross Bay Caravan Park

Ambleside Road, Windermere

- SPACIOUS OPEN PLAN LOUNGE/DINING AREA
- THREE BEDROOMS
- TWO BATHROOMS
- ELEVATED PLOT
- EXTENSIVE DECKING



#### **INTERNALLY**

An attractively finished and spacious open plan lounge with feature electric fire, dining & kitchen area. The kitchen is well equipped with integrated appliances including a dishwasher and fridge/ freezer, gas hob and suspended extractor fan. There are three beds, including a master bedroom with en-suite shower room. The family bathroom has a three piece suite with bath, hand basin with vanity unit and WC.

#### **EXTERNALLY**

This lodge benefits from a large decking area and parking for two cars.





#### **DISCLAIMER**

Please note that this information has been provided by the vendor and has not been verified in person by a member of Simon Blyth staff. If you have any further questions please ask.

#### **SITE FEES**

LEASE TERM- 29 YEARS REMAINING PITCH FEE- £9,500

The vendor informs us of the following: "The pitch \site fees are paid until January 2025. The fee includes all grass cutting, tree trimming and site maintenance. Free use of the leisure facilities ,indoor pool, sauna, steam room, jacuzzi and showers for you and your guests. Restaurant and bar at park reception open every day. Owners pass gives you discount in both of these. Owners lounge with free pool table, games console, newspapers and complimentary tea and coffee.TV with sky sports. See Whitecross Bay website for more details."

<https://www.parkdeanresorts.co.uk/location/lake-district/white-cross-bay/>

#### **INVESTMENT**

We have been advsied by the current vendors some lodges can achieve up to £1500 per week during peak times as a holiday let.





## Simon Blyth Estate Agents

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