



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

**Asking Price Of £59,000**

# Property Features

---

- 1 BEDROOM HOLIDAY BUNGALOW
- 125 YEAR LEASE (COMMENCED JUNE 2016)
- FULLY MANAGED LETTING SCHEME
- INDOOR HEATED SWIMMING POOL
- GYMNASIUM
- 12 MONTHS HOLIDAY USAGE
- QUAYSIDE RESTAURANT & BAR
- FULLY FURNISHED
- BOAT MOORINGS AVAILABLE
- GUARANTEED FINANCE AVAILABLE



## Full Description

---

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 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 (commenced June 2016) 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.



SERVICES & CHARGES:

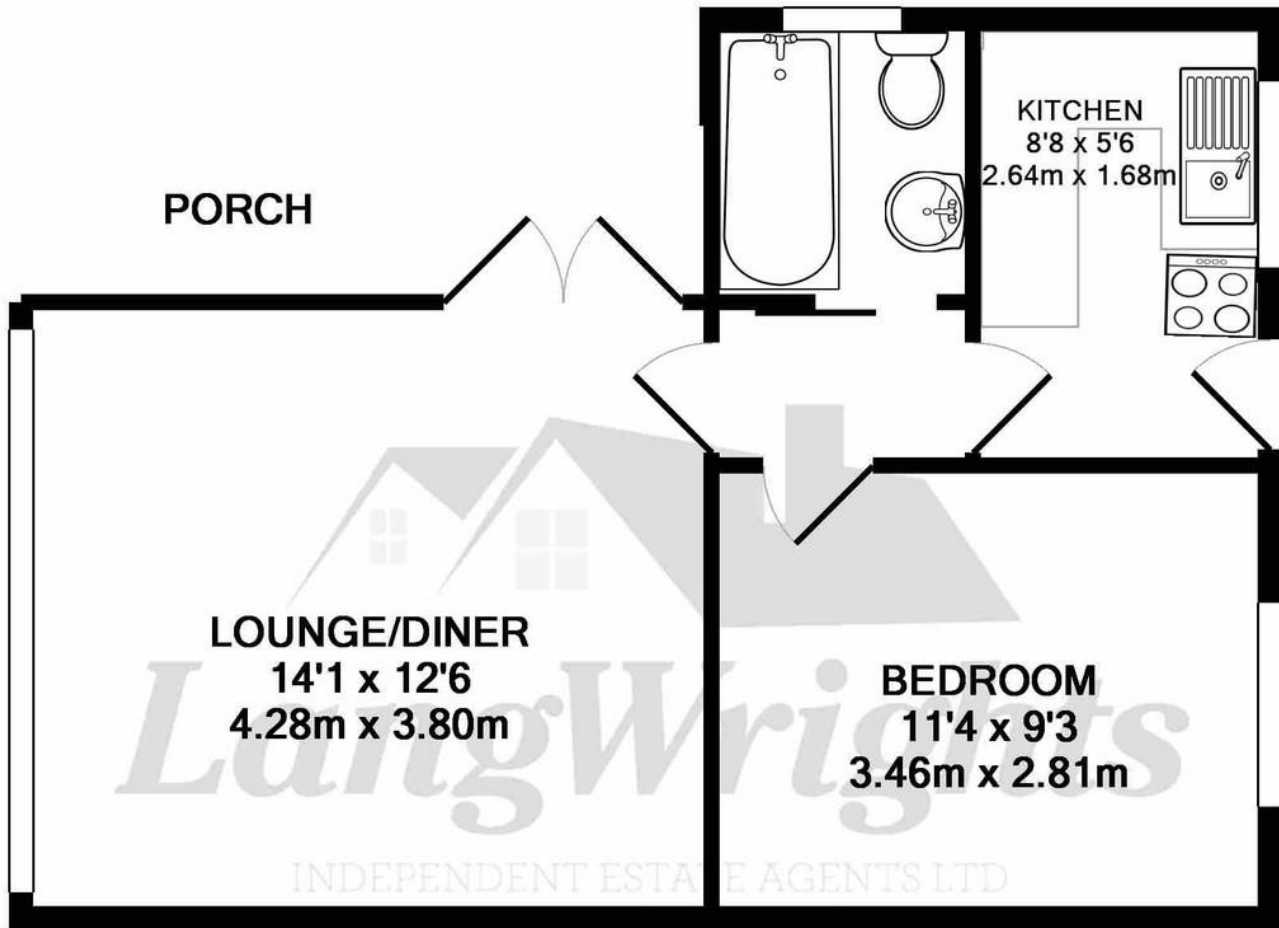
2022 Service Charge: £1,573.45 Inc. V.A.T.

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

Council Tax Band A

Electric: billed as used per quarter





**ONE BEDROOM BROADLANDS  
TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 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  
Made with Metropix ©2019

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.

127 High Street  
Lowestoft  
Suffolk  
NR32 1HP

www.langwrights.com  
enquiries@langwrights.com  
01502 445777

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