SUPERB BRAND NEW LODGE: The Muskoka 40’ x 20’ holiday lodge is situated on the popular Roydon Marina Village and offers 12 month occupancy. Luxuriously appointed, the accommodation is perfectly proportioned with a contemporary modern and sophisticated interior. Quality fixtures and fittings feature throughout, pleasing the most discerning purchaser which really must be viewed to be appreciated. The lodge comprises: 2 bedrooms, 2 bathrooms, kitchen with a host of modern integrated conveniences and a lounge and dining space complete with log burner effect fire.
LOCATION

Roydon Marina Village is an exclusive holiday lodge resort located in the Lee Valley Regional Park, with a private marina, hotel, restaurant and bar.

The 315 berth marina can accommodate narrowboats and wide beams up to 70ft in length and is located on the River Stort, close to the junction of the River Lee.

Central London is only a short (approx) 30 minute train ride away, while Stansted Airport is approximately 15 minutes away.

The site itself offers:

BOATHOUSE CAFE & BAR
Our on-site café serves all day breakfast as well as a selection of hot and cold food, drinks and cakes.

MARCOS ITALIAN RESTAURANT
Located on-site, Marco’s Italian serves up hearty and authentic Italian cuisine accompanied by carefully selected wines and beers.

Roydon Village is just a short stroll away where there is a convenience store/post office, chemist and a selection of pubs/restaurants.
FEATURES OF THE LODGE
* 50 Year Licence *
* 12 Month Holiday Season *
* 2 Furnished Bedrooms *
* 2 Modern Bathrooms *
* Full Height Windows in Dining Area *
* Vaulted Living Areas *
* Electric Log Burner Fire *
* Worcester Bosch Combi-Boiler *
* Host of Integrated Kitchen Appliances *
* Shaker Style Kitchen and Oak Effect Work Surfaces *
* 2 Exterior French Doors and Private Decking *

INSPIRED BY ITS NAMESAKE
The Muskoka Deluxe is inspired by its namesake - a picturesque Canadian district with breath-taking scenery - consistently named as one of the best places to visit in Canada and the world by publications such as National Geographic and Readers Digest.

The official tourism homepage for Muskoka Deluxe headlines its opening page with 'FamilyTime in Muskoka' and affectionately describes it as "Canada's cottage country". Transporting the feel of this outstanding part of the world into this dream home will leave you enamoured by its sophisticated tranquillity.

THE ACCOMMODATION
With its clean, modern exterior and large floor to ceiling windows, the Muskoka Lodge offers unique and exciting contemporary design features:

The perfectly proportioned lounge and dining space is warm and inviting. Soft grey painted furniture with real wood tops produce a modern yet homely feel. A modern log burner effect fire and mantle - with hidden media recess - sits against a grey feature board and batten wall chimney breast, a feature that is also picked out in the entrance hall and master suite.

At the heart of the home is the well thought-out kitchen with a host of integrated modern conveniences including: dishwasher, washer dryer, four burner hob, curved extractor hood, eye level oven, microwave and a one and a half bowl sink and drainer. The shaker style doors are accented by wood effect top boxes over a letterbox window.

In the master bedroom, a sumptuous pocket sprung and memory foam mattresses sit atop a timber framed bedstead with matching headboard, dressing table and walk-in wardrobe. Copper trimmed pendant lights hang over solid wood topped bedside cabinets - oozing quality.

Bathroom and en-suites come with beautifully made painted panelled vanity units and mirrored wall cabinets.

AGENTS NOTE
We are advised by the site manager of the following:
The licence is 50 years.
This includes rates (local authority), water, grounds maintenance, wi-fi, sewerage and waste management.
Restrictions:
There are no restrictions regarding age, pets etc.
It is 12 month occupancy, so occupation can be all year round.
Evidence required that a primary address is held elsewhere.
Tenure: 50 Year Licence

Viewing Arrangements:
Strictly by appointment

01920 412600
Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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