



Marsh Road

Broadlands, Oulton Broad, Lowestoft, NR33 9JY

Asking Price Of £70,000

Property Features

- *CHAIN FREE*
- 2 BEDROOM HOLIDAY BUNGALOW
- 123 YEAR LEASE
- INDOOR HEATED SWIMMING POOL / GYMNASIUM
- AVAILABLE IMMEDIATELY
- 12 MONTHS HOLIDAY USAGE
- WATERSIDE BAR & RESTAURANT
- FULLY MANAGED LETTING SCHEME
- BOAT MOORING AVAILABLE
- GREAT INVESTMENT OPPORTUNITY

Full Description

Situated on a well maintained Parkland Marina, this NEW 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 (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 washer / dryer 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 119 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 'Blue Flag' award winning 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/TOILET

(2.03m x 1.65m)

6' 7" x 5' 4"

SERVICES & CHARGES

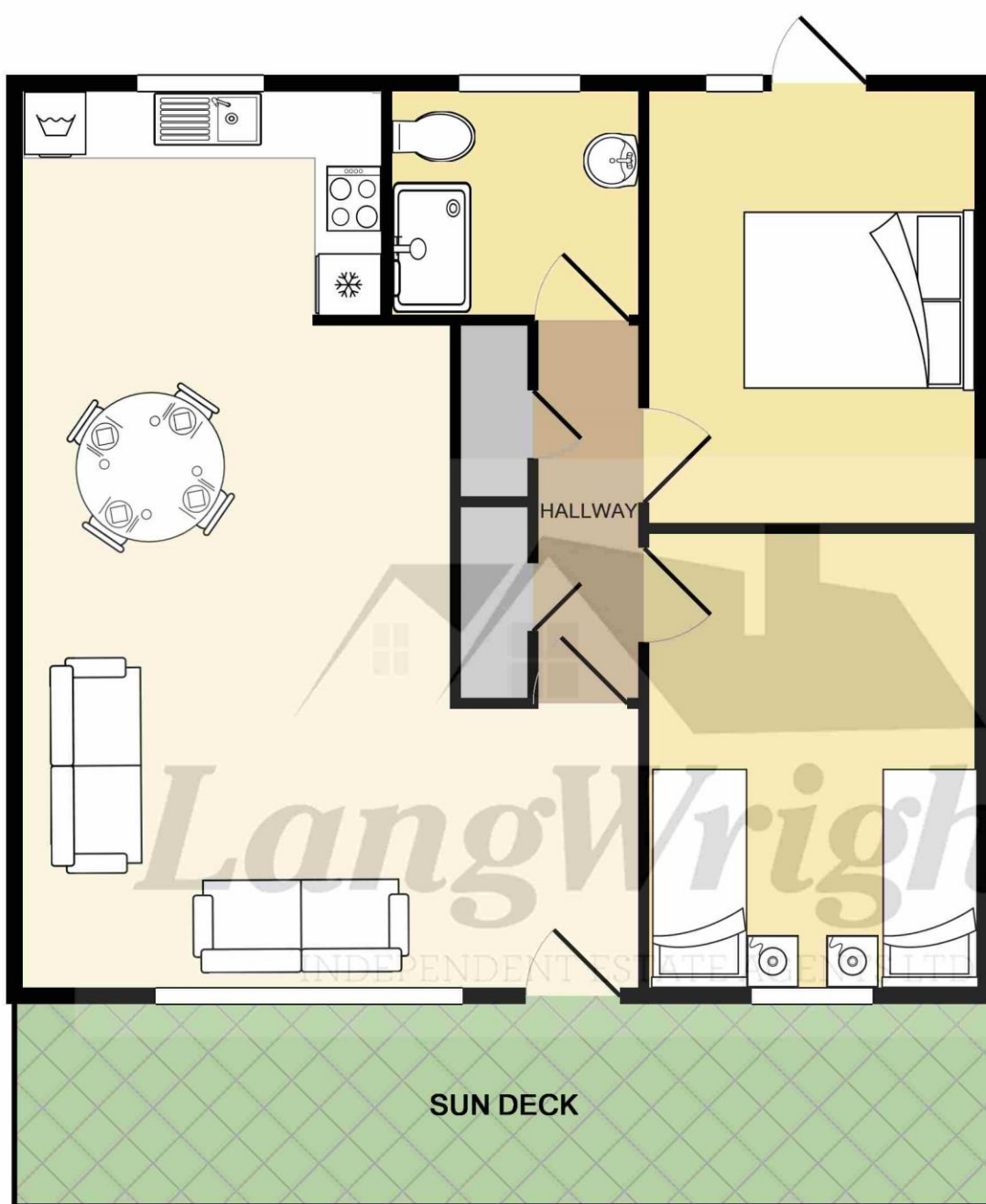
Ground Rent: £3,350.04 + VAT

Service Charge: £1,378.34 + VAT

Council Tax Band A

Electric: Billed as used per quarter





AEDIS 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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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: 120 High Street, Lowestoft, Suffolk, NR32 1HN. Registered in England No.10698450.

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