



Modena, 11 Reeds Bay, Wrea Green, PR4 2PR

- *Fibre Hard Wired Internet Connection*
- *Ready To Move Into. Fully Furnished And Dressed As Show Homes.*
- *Significant Decking Areas To Make The Most Of The Outdoor Space.*
- *Black Box Alarm System Linked To Ribby Hall Village 365 24/7 Security Department.*
- *Smart Tvs Included In All Lounge And Bedrooms.*



Asking price **£380,000**

Residential Property Specification



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Discover Something Exceptional

At Reeds Bay, Our Holiday Homes Are Of The Highest Specification Available Anywhere In The UK, Each One Individually Designed To Offer The Ultimate In Style And Luxury Living. Enjoying An Idyllic Lakeside Setting, In Over 20 Acres Of Tranquil, Woodland-Bordered Countryside, Yet Only Minutes From The Motorway Network, Reeds Bay Is Your Perfect Escape To The Country'.

Exclusive Member Access

Reeds Bay Is The Latest And Most Prestigious Development At Ribby Hall Village, The North West's Only Five-Star Holiday Village. As An Owner, You'll Enjoy Access To All The Facilities Offered By This Multi Award-Winning Holiday Destination:

Health Club With Gym And Nine-Hole Golf Course

Fantastic Family Leisure Pool And 25m Adult-Only Swimming Pool

Activities Including Fishing, Boating, Cycling And Tennis

Children's Activities, Indoor Soft Play, Outdoor Playgrounds And Educational Zoo Sailing, Canoeing And Other Water-Based Activities

Award-Winning, 5 Bubble SPA Hotel With Top Rated Facilities And Treatments

Choice Of Bars And Restaurants, Including The Orangery (Two AA Rosettes), And The Italian Inspired Terrazza.

FAQ

1. How long can I keep my holiday home on the Village at Reeds Bay?

The lodges have a licence term of 40 years from new.

Any holiday home with 10 years or less remaining on the licence cannot be put on private sale but can be part-exchanged, sold to trade or removed from the Village.

2. How long is the season?

10 ½ months 1st March to 16th January

3. Can I live on the Village?

No, Ribby Hall Village is a non-residential site and requires annual proof of residence elsewhere. Owners can however use the facilities all year round.

4. Can I sub-let my holiday Home?

No, to encourage a secure community we do not allow sub-letting. Family & Friends are welcome providing there is no financial gain.

5. How many leisure passes do I receive?

6 Platinum passes (4 named, 2 open passes for your guests). You can purchase additional passes if required.

Photos for illustration use only.