



## Broadland Holiday Village Marsh Road

Oulton Broad, Lowestoft, NR33 9JY

£55,000



This SUPERB INVESTMENT or HOLIDAY HOME is offered on a 116 year lease and 12 MONTHS of the year holiday home usage. Currently run as a successful Airbnb, this great investment is situated on a well maintained Parkland Marina, in Oulton Broad. This chalet benefits from a SOUTH facing aspect and short walk to the Marina and the quayside restaurant & bar, in addition is an onsite indoor heated swimming pool (for a small fee). The Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads, is open all year round for your usage. The property comprises of 2 carpeted double bedrooms, a Kitchen featuring an electric cooker with a hob over, washing machine, Air fryer, microwave and other smaller appliances, a full size fridge freezer and tiled flooring. The bright and spacious living area with a wide SOUTH facing double glazing and French doors leading to the composite sun deck with wraparound glass balustrade. The tiled bathroom comprises a suite of a pedestal hand basin, W.C and bath with an electric shower over. Offered on a 116 year lease and 12 months of the year holiday home usage.



Lounge/Diner 18'6" x 12'1" (5.65 x 3.70)

Kitchen 9'9" x 6'10" (2.99 x 2.10)

Bedroom 1 13'8" x 9'6" (4.17 x 2.92)

Bedroom 2 9'2" x 11'1" (2.80 x 3.40)

Bathroom 6'7" x 5'3" (2.01 x 1.62)

### Services & Charges

GROUND RENT: £5,400 INCLUDES VAT

SERVICE CHARGE (Includes Water, Waste & Buildings Insurance) : £1,803.20 INCLUDES VAT

Electric: Billed as used per quarter

Tenure - Leasehold 116 Years

Services - Mains water, waste, electricity

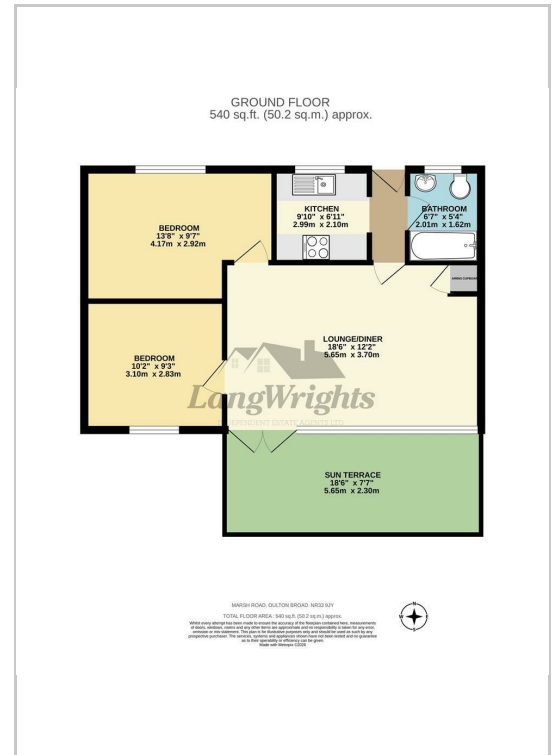
Council Tax - East Suffolk. Band 'A'

Ref: L2622/05/26

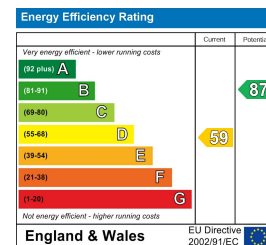
### Area Map



### Floor Plans



### Energy Efficiency Graph



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