



Broadlands Holiday Park & Marina Marsh Road

Oulton Broad, Lowestoft, NR33 9JY

£85,000



This SUPERB INVESTMENT or HOLIDAY HOME is offered on a 116 year lease and 12 MONTHS of the year holiday home usage.

This Carlton Lodge is in IMMACULATE, 'TURN KEY' condition and offers great investment or friends and family usage and is situated on a well maintained Parkland Marina on the Norfolk Broads in Oulton Broad. This Carlton benefits from a WEST and SOUTH facing aspect and is a 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. This Lodge comprises of 2 carpeted bedrooms, the Master features a walk-in wardrobe area, an open plan Kitchen and Living area featuring an electric cooker, a hob with extractor above, washing machine, microwave and other smaller appliances, a full-size fridge freezer and a Dining area. The bright and spacious living area with 2 sofas features bi-folding doors leading to the large, wraparound composite sun deck with glass balustrade and security gate. The modern Shower Room comprises a suite of a vanity hand basin, W.C and an oversized walk-in shower with a sliding screen. Offered on a 116 year lease and 12 months of the year holiday home usage.



Open Plan Living & Kitchen Area 18'0" x 10'9" (5.51 x 3.30)

Master Bedroom 8'8" x 8'6" (2.65 x 2.61)

Bedroom 2 8'1" x 7'9" (2.47 x 2.37)

Shower Room 6'0" x 4'11" (1.84 x 1.52)

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

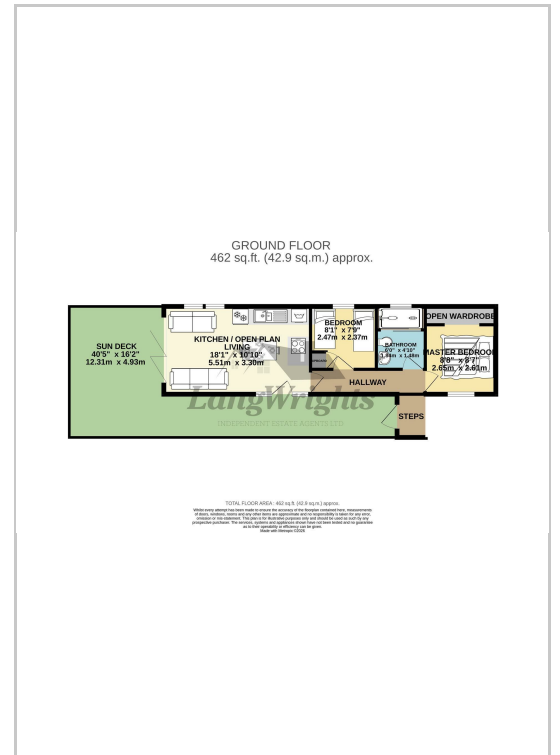
Council Tax - East Suffolk. Band 'A'

Ref: L2623/05/26

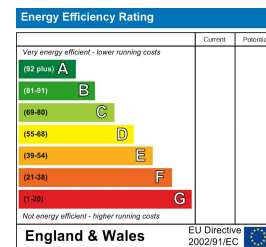
Area Map



Floor Plans



Energy Efficiency Graph



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