



**Oliver  
Minton**  
*Sales & Lettings*

**51 Mallard Way Roydon Marina Village,  
Roydon**

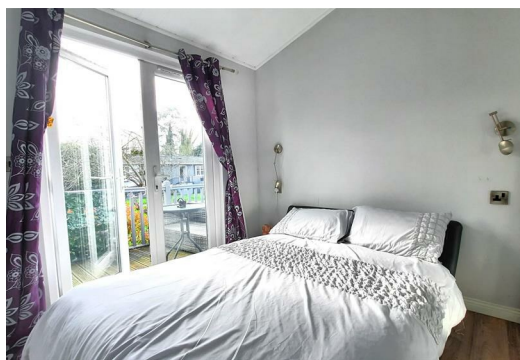
**Essex CM19 5EJ**

**Offers In The Region Of £225,000**

A great opportunity to purchase a 'Winchester Prestige' 40 x 22 ft holiday lodge situated on the popular Roydon Marina Village offering 12 month occupancy.

The lodge provides modern accommodation, with large floor to ceiling windows, vaulted ceilings. Upvc double glazing and gas central heating feature throughout, together with a car parking space adjacent to the lodge. Features include: 3 bedrooms, main shower room, an en-suite bathroom to bedroom one and a bright and airy open-plan living/dining/kitchen area opening onto a decked veranda.

Roydon Marina Village has a 315 berth marina, coffee shop, hotel and Indian cuisine restaurant. Roydon Village High Street is a short walk away where there is a small Morrisons convenience store/post office and a selection of pubs/restaurants and mainline railway station. (London Liverpool St approx. 33 minutes)



**Living/Dining Area 6.45m x 4.19m (21'1" x 13'8")**

**Kitchen Area 4.37m x 2.21m (14'4" x 7'3")**

**Bedroom One 4.04m x 3.18m (13'3" x 10'5")**

**En-Suite Bathroom**

**Bedroom Two 3.18m x 2.64m (10'5" x 8'7")**

**Bedroom Three 3.18m x 2.56m (10'5" x 8'4")**

**Shower Room**

### Services

Mains services are connected: mains water, sewerage, electricity, gas central heating.

B.T phone line enabling good internet connectivity.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

### Agents Note

We are advised: Service charges and pitch fees are £4,729.00 per annum which includes water

Licence information: 60 years from 25/03/2014. Approximately 50 years remaining.

### Site Facilities

SITE RECEPTION AND HELP DESK...

BOATHOUSE CAFE AND BAR... Café serves hot and cold beverages, sandwiches, wraps and cakes throughout the day.

INDIAN CUISINE RESTAURANT : accompanied by selected wines and beers.

Roydon Marina Village is located on the River Stort, close to the junction of the River Lee and on a 32 acre lake set amid the stunning scenery of the Lee Valley Regional Park. The marina offers secure berths for both narrow and wide beam vessels up to 70ft on the outskirts of Roydon Village.

### Area Map



### Floor Plans



**Tenure:** Licence

### Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**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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