



**Oliver  
Minton**  
*Sales & Lettings*

**35 Mill Green ,  
Roydon Marina Village Roydon  
Essex CM19 5EJ  
No Onward Chain £240,000**

This 42' x 22' 'Muskoka Deluxe' Park Home is a superb example of one of the larger two bedroom, two bathroom lodges situated on the popular Roydon Marina Village, offering a 12 month occupancy.

The lodge is beautifully presented and the light and airy accommodation is accentuated by high vaulted ceilings. For peace of mind, low maintenance materials feature throughout.

In brief, the spacious layout provides: An enclosed entrance porch, hallway, triple aspect living/dining room which is open-plan to a superb fitted kitchen complete with integrated appliances.

The principal bedroom suite benefits from a dressing room and en-suite shower room, with a second double bedroom and a luxury bathroom.

There is a wide veranda to two sides of the lodge, private allocated parking and visitors parking very close-by.

Roydon Marina Village has a 315 berth marina, coffee shop, hotel, restaurant/bar and entertainment suite.

Roydon Village High Street is a short walk away where there is a Morrisons convenience store/post office, pharmacy and two pubs/restaurants. The main-line railway station serves London Liverpool Street in approx. 33 minutes.





## ACCOMMODATION

Enclosed entrance porch with built-in storage and cupboard housing the 'Worcester Bosch' gas fired boiler. Radiator. Quality wood laminate flooring. Door opening to:

## HALLWAY

With doors off to bedroom accommodation and bathroom. Radiator. Open through to:

## LIVING/DINING/KITCHEN AREA 6.55m x 5.57 (21'5" x 18'3")

Overall measurement. Stunning open plan living accommodation cleverly divided into separate but open plan areas, defining their different uses with quality wood laminate flooring and carpeting. A lovely bright and airy room with Upvc double glazed windows to three aspects and matching twin double doors in both the living and dining areas that open up to the veranda. Three radiators. Feature fireplace housing electric fire suite. Although still open plan, the kitchen area is separated by a wide breakfast bar. The modern kitchen is superbly fitted with a range of base and wall cabinets, complemented by contrasting work surfaces. Inset one and a half bowl sink and drainer with mixer tap. Built-in electric oven/grill and microwave oven. 4 ring gas hob with glass splash-back and brushed steel illuminated extractor canopy above. Integrated dishwasher, washing machine and fridge freezer.





### **PRINCIPAL BEDROOM SUITE 3.36m x 3.27m (11'0" x 10'8")**

Bedroom area with Upvc double glazed window and radiator. Open through to:

### **DRESSING AREA 3.18m x 1.82m (10'5" x 5'11")**

Range of hanging rails and high level shelving plus further storage space. Radiator. Upvc high level window. Door to:

### **EN-SUITE SHOWER ROOM**

Fitted with a modern white suite: Double size walk-in shower with glazed screen. Low level w.c. Vanity wash hand basin with drawer space below. Wall mounted mirror fronted cabinet. Chrome heated towel rail. Upvc double glazed frosted window.

### **BEDROOM TWO 3.17m x 3.00m (10'4" x 9'10")**

Upvc double glazed window. Radiator.

### **LUXURY BATHROOM 2.33m x 1.70m (7'7" x 5'6")**

Fitted with a white suite: Panel enclosed bath with mixer tap and shower attachment with glazed screen. Low level w.c. Vanity wash hand basin with drawer units below. Wall mounted mirrored bathroom cabinet. Chrome heated towel rail. High level Upvc double glazed frosted window.

### **VARANDA**

The generous veranda wraps around two sides of the lodge and provides great outside space to sit and enjoy al-fresco dining, accessed directly from the living/dining area.

### **PARKING**

The property benefits from a driveway providing parking for two cars in tandem. There is ample visitors parking in the main car park which is situated close by.

### **AGENTS NOTE**

Length of Licence: 50 years from new.  
Length of Licence Remaining: 45 years  
Service Charges: £4,729.00 per year  
The lodge has a 12 month occupancy. Not classed as a primary residence.

### **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.



### Ground Floor

Approx. 83.5 sq. metres (898.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.9 sq. feet)

**Mill Green**

**Tenure:** Licence

**Council Tax Band:** Exempt

**Viewing Arrangements:**

Strictly by appointment

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**01920 412600**

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