



**Oliver  
Minton**  
*Sales & Lettings*

**Lodge 24 Roydon Marina Village,  
Roydon**

**Essex CM19 5EJ**

**Price Guide £250,000**

A superb 'Tingdene Valetta' 40ft x 20ft' holiday lodge situated on the popular Roydon Marina Village offering a 12 month occupancy. The lodge provides modern, recent and beautifully upgraded accommodation with large floor to ceiling windows and vaulted ceilings. Features include: 2 bedrooms, 2 modern bathrooms, open plan living/dining/kitchen with appliances, a large veranda and private car parking. There is Upvc double glazing and gas central heating throughout.

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 convenience store/post office and a selection of pubs/restaurants and mainline railway station. (London Liverpool St approx. 33 minutes)







### ACCOMMODATION

The current owners have brought the lodge up to a very high standard and no expense has been spared in creating what is a lovely example of one of these homes. There is Upvc double glazing and gas fired central heating throughout. All windows have fitted 'day and night' blinds and the quality light fittings are to remain. The main living accommodation is divided into separate, but open plan areas with vaulted ceilings, giving the feel of light and space. Quality wood laminate flooring complements the decor.

### LIVING/DINING/KITCHEN AREA 6.28m x 5.95m (20'7" x 19'6")

Overall measurement. Windows and doors to three aspects allow plenty of natural light to flood in.

### LIVING AREA/DINING AREA

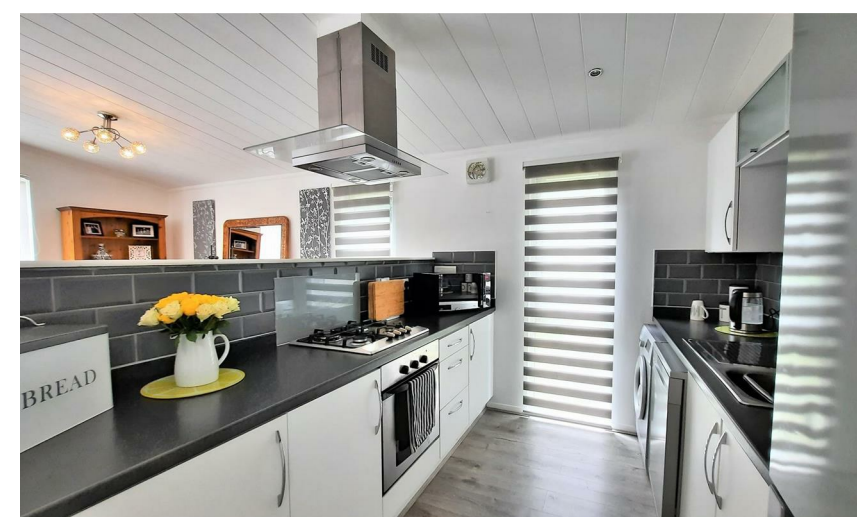
Upvc double glazed doors opening to terrace. Inset, remote controlled electric fire suite. Three radiators. Recessed cupboard housing 'Baxi' gas fired boiler. Half height room division separating the kitchen area.

### KITCHEN AREA

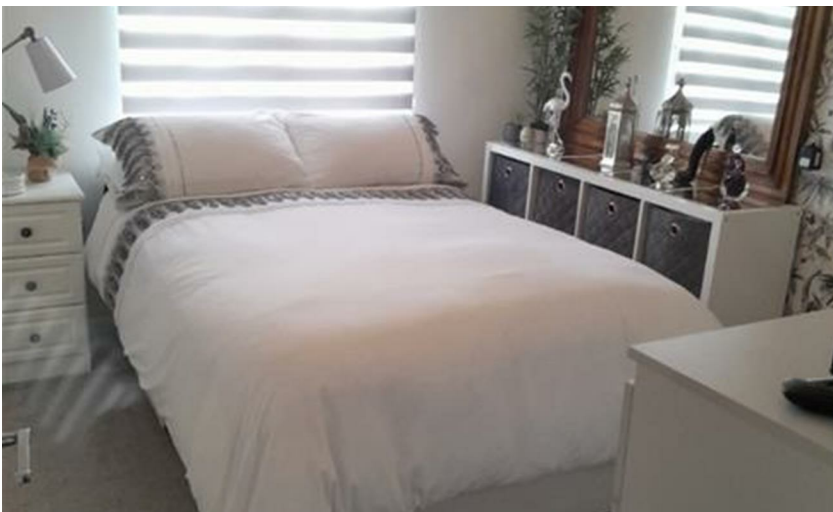
Fitted with a modern range of wall and base cupboards with complementary workfaces over and matching up-risers and tiled splash-backs. Inset stainless steel sink with mixer tap. Built-in 'Indesit' electric oven/grill and 'Rangemaster' four ring gas hob with brushed steel illuminated extractor canopy over. Free standing tall fridge freezer, dishwasher and automatic washing machine to remain.

### INNER HALL

With doors off to the bedrooms and bathroom. Wood laminate flooring.







**BEDROOM ONE 2.80m x 2.86 (9'2" x 9'4")**

Twin Upvc double glazed windows. Radiator. Brand new carpet. Door to walk-in clothes closet with radiator and light. Fitted with hanging rail and shelving.

**EN-SUITE SHOWER ROOM 2.82m x 1.22m (9'3" x 4'0")**

Fitted with a modern contemporary suite. Double size shower with glazed screen. Low level w.c. Vanity wash hand basin with mixer tap. Wall mounted mirror. Shaver point. Radiator.

**BEDROOM TWO 3.20m x 2.87m (10'5" x 9'4")**

Upvc double glazed window. Brand new carpet. Radiator. Door to clothes closet with radiator and light. Fitted with hanging rail and shelving.

**BATHROOM 1.95m x 1.68m (6'4" x 5'6")**

Fitted with a modern white suite with mixer tap and hand held shower attachment. Low level w.c. Pedestal wash hand basin. Complementary tiling to splash-back areas. Radiator. High level Upvc double glazed frosted window.

**VARANDA**

The generous veranda is fully enclosed by wooden balustrades and provides great outside space to sit and enjoy al-fresco dining, accessed directly from the living 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**

Seller advises that service charges are £433.00 inc. VAT monthly.

**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.

**LOCATION**

Roydon Marina Village is an exclusive development overlooking its own private 32 acre lake and marina, being close to the village centre and Roydon main-line station.

The development is situated towards the northern end of the Lea Valley Regional Park which offers a wide range of outdoor pursuits, leisure facilities and lovely countryside.

Perfectly position for those who love to be on the water, the development is set alongside the Lea and Stort Navigation, comprising some 40 miles of UK waterway.

The property is conveniently located for access to Roydon High Street with Harlow Town being easily accessible for multiple shopping and sporting facilities. Roydon station, which is within easy walking distance, offers commuter services to London's Liverpool Street, offering direct travel links to London Liverpool Street, Cambridge and Stansted Airport, London's Third International Airport.

There are also excellent road links with the M11, M25 and A414 all within easy reach.





**Tenure:** LICENCE : 51 YEARS REMAINING  
EXPIRES AUG 2074

### Viewing Arrangements:

Strictly by appointment

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

**01920 412600**

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