

HARDIMANS



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65 Waterside Holiday Park
Corton, Lowestoft, NR32 5HS
By Auction £54,000

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65 Waterside Holiday Park, Corton, Lowestoft, Suffolk, NR32 5HS

The property comprises a brick built holiday villa located on this superb holiday complex overlooking the Suffolk coastline & set in 7 acres. The park has outstanding facilities including an indoor swimming pool, Coast Bar, Restaurant & hair salon. No.65 is ideally located on the development having wonderful sea views, and will be sold fully furnished and equipped, ready to use or let.

UPVC double glazed door and picture window to:-

LIVING ROOM

stairs to first floor, cupboard space under, laminate flooring, superb aspect with views over private decking and beyond to the sea, arched opening to:-



KITCHEN

kitchen fitted in a range of white high gloss fronted units including 4 burner ceramic hob, oven/grill, stainless filter hood, Bosch washing machine, fridge freezer, microwave, toaster and kettle.

BEDROOM 3

upvc double glazed window, electric heater, door to:

WC

with low level suite, pedestal washbasin, heated towel rail, electric strip light.

STAIRS TO FIRST FLOOR AND LANDING

with access to roof void.





MASTER BEDROOM

double built-in wardrobe cupboard, electric heater, built-in shelved store cupboard, upvc picture window and door to:-

BALCONY

superb sea views.

BEDROOM 2

upvc double glazed window, built-in wardrobe cupboard, electric heater.

SHOWER ROOM

shower cubicle with a thermostatic shower unit, pedestal washbasin, low level wc, tiled floors, heated towel rail, upvc opaque glazed window.

NOTE:

The property will be sold fully furnished and equipped.

ANNUAL RUNNING COSTS

a). Service Charge: £2718.25 + VAT (£3,261.91) p.a.

Includes water rates & Buildings Insurance. £10 + VAT per instalment.

b). Maintenance Charge: £1312.50 + VAT (£1,575) p.a.

c). Ground Rent: £1,802 p.a.

d). Electric: as used per 1/4

e). Council Tax: band A- East Suffolk Council.



LEASE

The property has a 55 year lease from 24th February 2012. 43 years remaining.

Please note it is possible to extend the lease at any time. As an example, a 15 year extension period, should your lease be only 25 years remaining, would cost currently £3,200 plus 'Tingdene' solicitor fees.

SEASON

The property has the benefit of a 12 month holiday occupancy. (cannot be used as main/sole residence) Owners are allowed to stay for a 12 month period if they have a main address.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

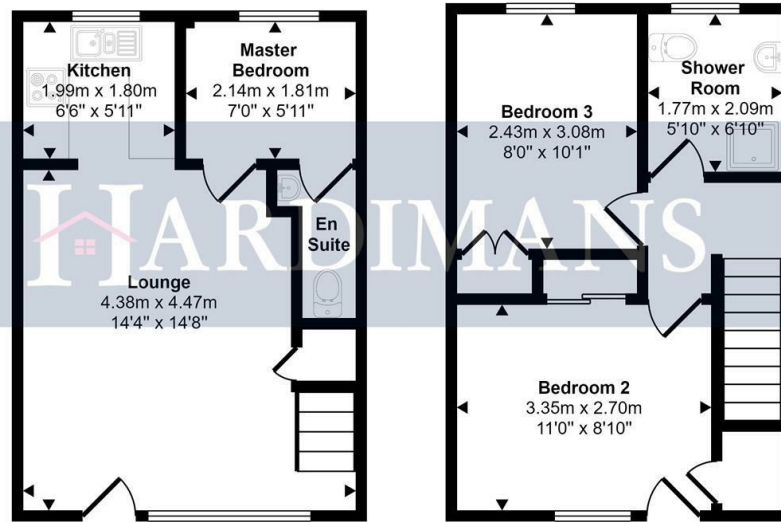
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Floor Plan

Approx Gross Internal Area
56 sq m / 602 sq ft

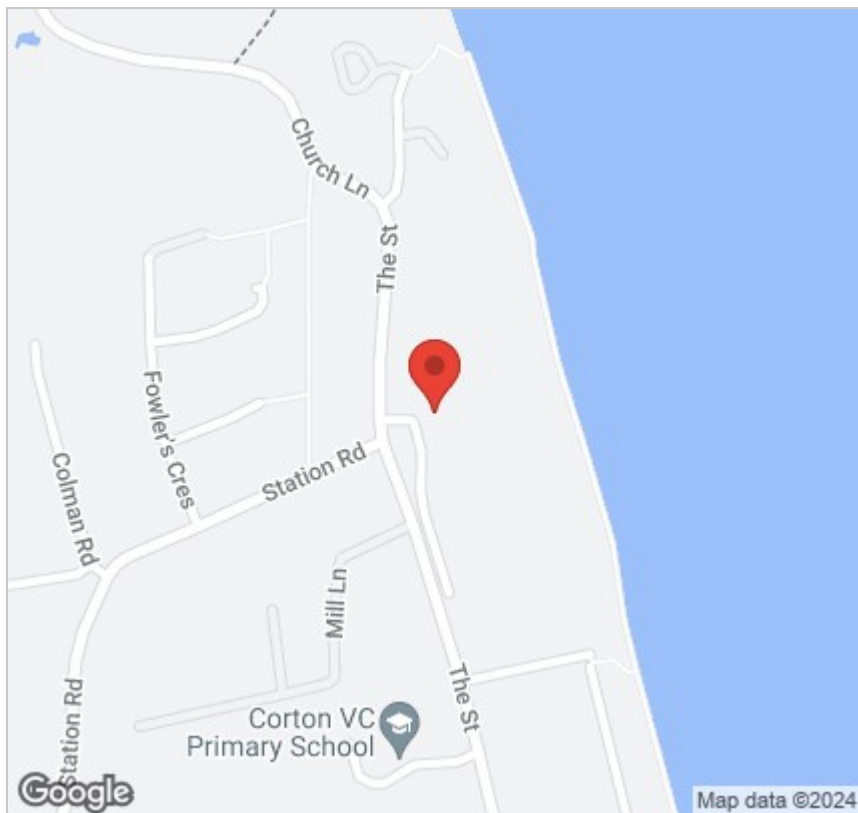


Ground Floor
Approx 28 sq m / 299 sq ft

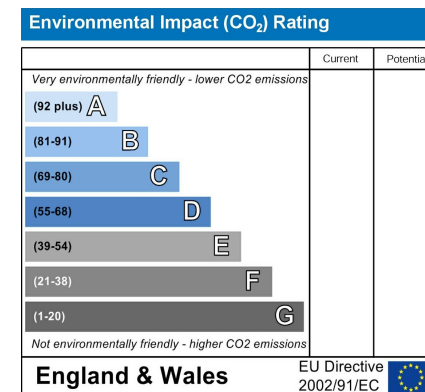
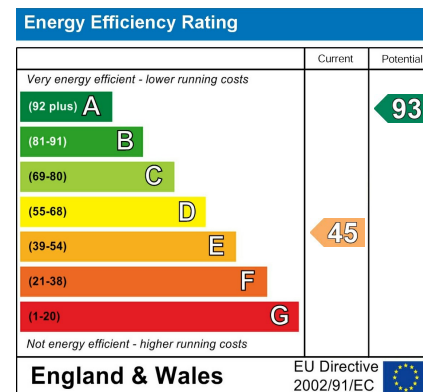
First Floor
Approx 28 sq m / 303 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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