



Ambleside, Lodge 34, St. Ives
Holiday Village, Lelant, St. Ives,
Cornwall, TR26 3HX









AMBLESIDE, LODGE 34, ST. IVES HOLIDAY VILLAGE, LELANT, ST. IVES, CORNWALL, TR26 3HX

GUIDE PRICE £40,000 LEASEHOLD

*** TWO BEDROOMS * MAIN BEDROOM WITH EN SUITE AND WALK IN WARDROBE ***

*** OPEN PLAN LIVING SPACE * SHOWER ROOM * DOUBLE GLAZING ***

*** ELECTRIC HEATING * SUN TERRACE * PERFECT HOLIDAY HOME OR INVESTMENT ***

*** VIEWING ESSENTIAL * EPC = EXEMPT * COUNCIL TAX BAND = EXEMPT ***

Located on this popular holiday park is this two bedroom holiday lodge with sundeck set amongst this very popular holiday site amongst the woodland within easy reach of the coast to St Ives and Carbis Bay, equally to the three miles of golden sand in Hayle. Enjoying all facilities on site including swimming pool, restaurant and bar, easy access to the A30 and regular bus services on site through the summer season.

Double glazed door to:

OPEN PLAN LIVING SPACE: 19' 8" x 12' 7" (5.99m x 3.84m) With three double glazed windows on both sides, patio doors and panels to the front leading to the decked sun terrace, radiator in the lounge area and radiator in the kitchen area. Kitchen comprising wall and base cupboards, integrated dishwasher, integrated washing machine, integrated fridge/freezer, bottled gas cooker, extractor fan, stainless steel sink unit with mixer and drainer, electric fire with hearth and surround.

INNER HALLWAY: Radiator.

DOUBLE BEDROOM: 12' 7" x 7' 9" (3.84m x 2.36m) Double glazed window to the side, radiator. Walk in wardrobe with radiator.

EN SUITE SHOWER ROOM: Shower cubicle, low lever WC, wash hand basin, heated towel rail, double glazed window to the side, extractor fan.

BEDROOM TWO (TWIN): 9' 3" x 6' 6" (2.82m x 1.98m) Double glazed window to the side.

SHOWER ROOM: Shower cubicle, low level WC, vanity sink unit with cupboard under, opaque double glazed window to the side, heated towel rail, storage incorporating wall mounted boiler and extractor fan.

OUTSIDE: Decked area ideal for alfresco eating.

MAINTENANCE CHARGES: £4,095 per year which has been paid for 2023 season by the present vendor.

N.B: The property is allowed to be used from the 1st of February to the 30th of November. March to October for renting.

SERVICES: Electricity, water and gas bottles.

N.B: Please note that there is a commission of 15% + VAT on the sale price payable to John Fowler Holidays Ltd by the owner of the property for any resale.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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