



**R&B**  
ESTATE AGENTS

Swift Champagne, Marina  
Holiday Park, Glasson  
Dock, LA2 0BP

Swift Champagne, Marina Holiday Park, Glasson Dock,

## The property at a glance



- Park Home
- Two Bedrooms
- Light & Airy Lounge
- Stylish Kitchen
- Bathroom & Shower Room
- Tenure: Leasehold
- Property Banding: A
- Scenic Location

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**£58,000**

# Get to know the property



Nestled within the picturesque Marina Holiday Park at Glasson Dock, this charming park home offers a delightful retreat in a scenic setting. With two well-proportioned bedrooms, this property is perfect for those seeking a tranquil lifestyle by the water.

As you enter, you are welcomed into a bright and airy reception room that exudes warmth and comfort, making it an ideal space for relaxation or entertaining guests. The stylish kitchen is a standout feature, designed with modern aesthetics and functionality in mind, providing an inviting area for culinary pursuits.

The property is thoughtfully designed to maximise natural light, creating a cheerful atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for residents and visitors alike with an additional shower room.

This park home not only offers a comfortable living space but also the opportunity to enjoy the serene surroundings of Glasson Dock, with its beautiful views and vibrant community. Whether you are looking for a permanent residence or a holiday getaway, this property presents an excellent opportunity to embrace a peaceful lifestyle in a stunning location.



# Swift Champagne Marina Holiday Park, Glasson Dock, LA2 0BP

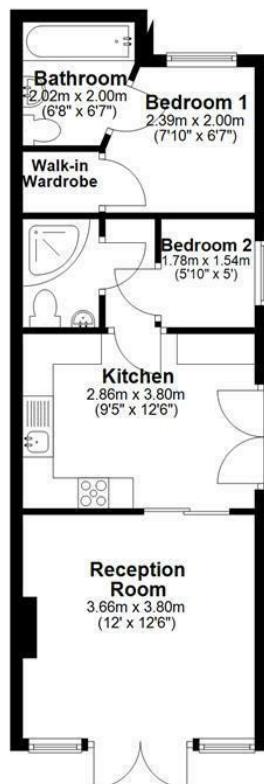


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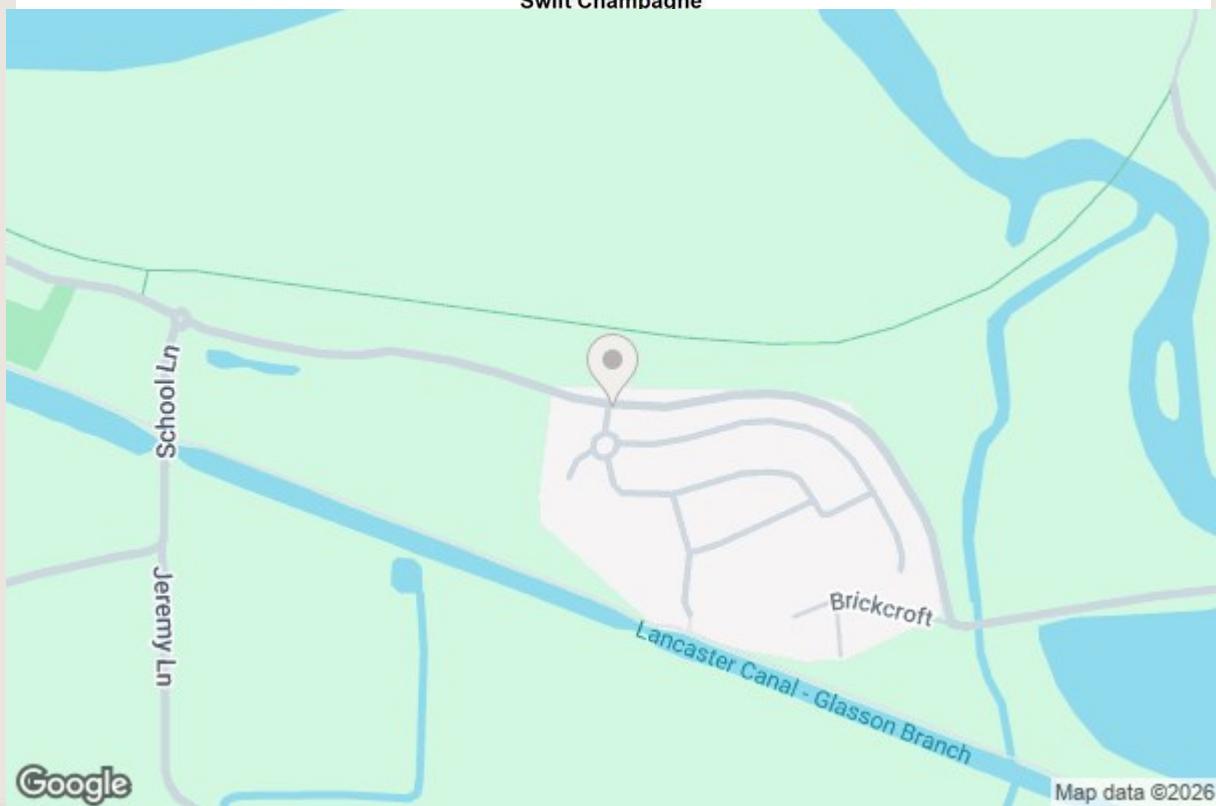
# Take a nosey round

## Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			