

# Fletcher & Company

## Lavender Lodge Mercia Marina, Willington, Derby, DE65 6DW

Offers Around £250,000

Leasehold



- Holiday Lodge
- Fibre Broadband
- Excellent Rental Income
- Gated Community
- £35,000 Worth of Luxury Furniture including Appliances & Technology
- Large Veranda with Furniture
- Three Bedrooms & Two Bathrooms
- Modern Open Plan Living







## Summary

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One-of-a-kind luxury holiday home situated in the sought after location of Mercia Marina.

Immaculately presented throughout offering three double bedrooms, two bathrooms (one en-suite), modern open plan living and great outdoor space. The property offers a great deal of character and uniqueness.

The lodge now operates as a holiday home and would be great for holiday home investors or as a second home. The property is to be sold with its current fixtures and fittings, so it is move in ready.

# F&C

### **The Location**

Set in 77 acres of picturesque Derbyshire countryside, Mercia Marina offers a unique waterside destination for boutique shopping, award-winning dining and tranquil experiences set by a 24 acre lake, adorned with colourful narrowboats and vibrant wildlife. Discover beautiful sculptures, public art and seasonal events, including enchanting Christmas light displays. Mercia Marina serves as the perfect starting point to explore the Peak District and other nearby attractions.

### **Fees**

Current Annual Pitch fee index linked to RPI is £4675

Current Annual Local Authority Rates £450.45

### **Parking**

Private parking for two vehicles next to the lodge.







#### Duffield Office

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#### Willington Office

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Lavender Lodge Mercia Marina  
Willington  
Derby  
DE65 6DW

Council Tax Band:  
Tenure: Leasehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	