



## 18 Waterside Holiday Park

Corton, Lowestoft, NR32 5HS

£64,000



This fully furnished and very well presented holiday villa benefits a 45 year lease and Upvc double glazing throughout. The villa comprises open plan living with the kitchen area. Ceramic hob with electric oven under, integrated washing machine and fridge. A modern bathroom suite comprising panel bath, low level W.C, pedestal sink. On the first floor there are 2 double bedrooms and 1 single, cupboards, storage options and a balcony off the main bedroom to enjoy elevated peace and tranquility. Outside there is a spacious gated, wraparound decking area to enjoy summer dining and socialising. With many beautiful surroundings and exciting attractions and with a main route bus stop at the park entrance, the popular resorts of Southwold, Lowestoft, Gorleston and Great Yarmouth are easily accessible so you will never be short of something to do. On site facilities include a heated covered swimming pool, refurbished bar and restaurant, amusements, launderette and more! With all these options of things to do, there is guaranteed fun for all the family all year round.



Lounge/Diner 15'8" x 14'5" (4.8 x 4.4)

Kitchen 5'10" x 6'10" (1.8 x 2.1)

Bathroom 5'10" x 7'6" (1.8 x 2.3)

Bedroom 1 11'1" x 9'2" (3.4 x 2.8)

Bedroom 2 9'10" x 8'2" (3.0 x 2.5)

Bedroom 3 6'10" x 6'2" (2.1 x 1.9)

### Services & Charges

Ground Rent: £1748.18 (inc. VAT)

Service Charge: £3,261.91 (inc VAT) (Includes water rates & buildings insurance)

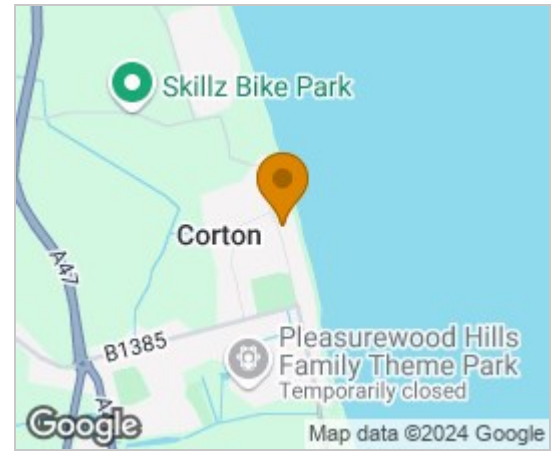
Electricity: as used(billed quarterly)

Council Tax:Band A (billed by East Suffolk Council)

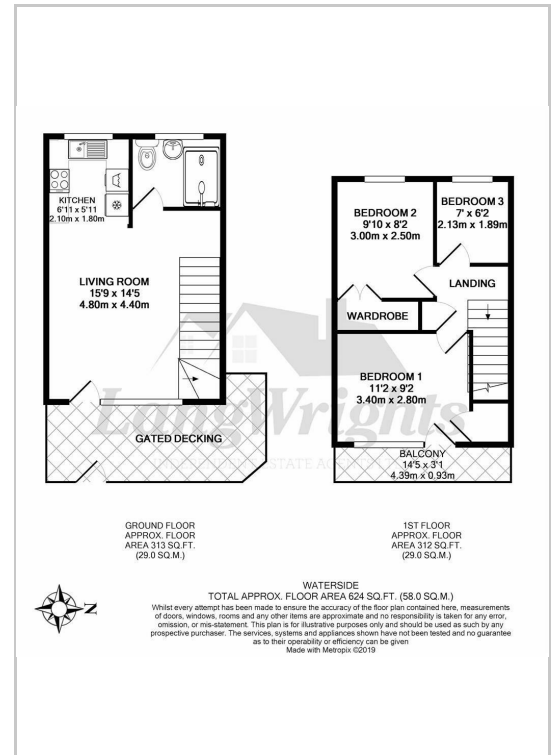
Leasehold

Mains Water Electricity and Drainage

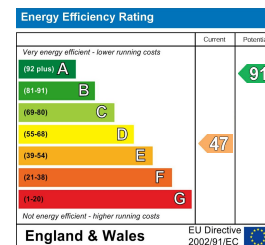
### Area Map



### Floor Plans



### Energy Efficiency Graph



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