



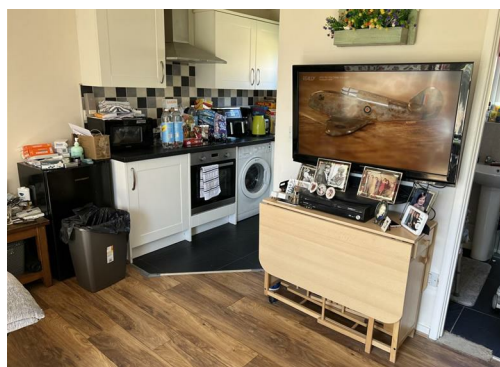
## 59 Waterside Park

Corton, Lowestoft, NR32 5HS

Asking Price £40,000



We present this south facing, 2 bedroom holiday chalet that benefits from 12 month holiday usage (not residential), with a full Upvc double glazing and the bathroom and front bedroom door frames have been widened to accommodate wheelchair access. This chalet comprises open plan living with the kitchen area featuring wall and base units, fridge, electric hob with oven under and chimney hood above, washing machine, 2 double bedrooms with storage and a fully tiled bathroom with a panelled bath and shower over, pedestal sink & W.C. Outside is a south facing gated sundeck with a ramp and a keter storage unit housing a tumble dryer.



Open Plan Kitchen/Lounge 12'2" x 16'6" (3.71 x 5.03)

Bedroom 1 9'3" x 8'0" (2.82 x 2.44)

Bathroom 9'3" x 5'2" (2.82 x 1.59)

Bedroom 2 9'3" x 8'2" (2.82 x 2.49)

### Service & Charges

Ground Rent: £1504.66 inclusive of VAT

Service Charge: £3322.68 (includes water rates & buildings insurance)

Energy Rating E

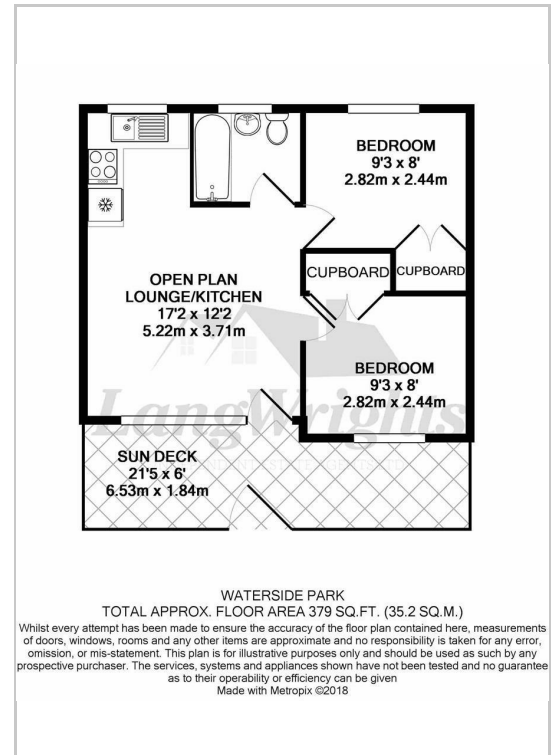
Electricity: as used (billed quarterly)

East Suffolk Council Tax: Band A

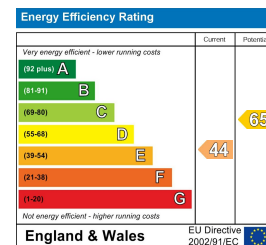
### Area Map



### Floor Plans



### Energy Efficiency Graph



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