



**Aldreds**  
Estate Agents



## 99 Waterside Park, The Street

Corton, Lowestoft, NR32 5HS

Asking Price £57,000



South facing 3 bed roomed holiday villa. Benefitting from 12 month holiday occupancy, a 37 year lease and being fully furnished "ready to go". This well presented villa comprises open plan living with the kitchen area featuring a glass hob with extractor over, an electric oven, top box fridge freezer and a washing machine. The modern bathroom comprises a suite of a shower cubicle, low level W.C and a pedestal wash basin. While the first floor offer s2 double bedrooms and a good single, cupboards, storage options and a balcony off the main bedroom to enjoy elevated peace and tranquillity. This well maintained park has a heated and covered swimming pool that is free to use and is open 12 months of the year. With many beautiful surroundings and exciting attractions, the popular resorts of Southwold, Lowestoft, Gorleston and Great Yarmouth area easily accessible, with bus stops outside the park entrance.



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)

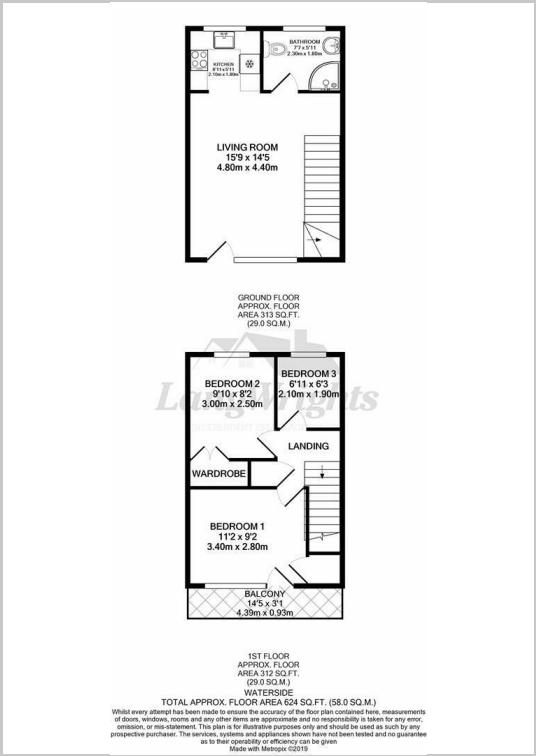
Services & Charges

- 2024 Ground Rent: £1730 (inc vat)
- 2024 Service Charge: Estimated £3278 (inc vat) approx (includes water rates and buildings insurance)
- Electricity as used (billed quarterly)
- Council Tax: Band A (Billed by East Suffolk Council)
- 37 Years Remaining Leasehold

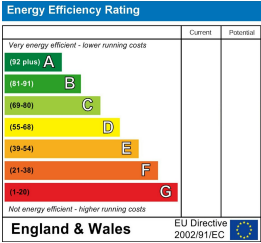
Area Map



Floor Plans



Energy Efficiency Graph



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