



Aldreds
Estate Agents



22, Broadland Holiday Village Marsh Road

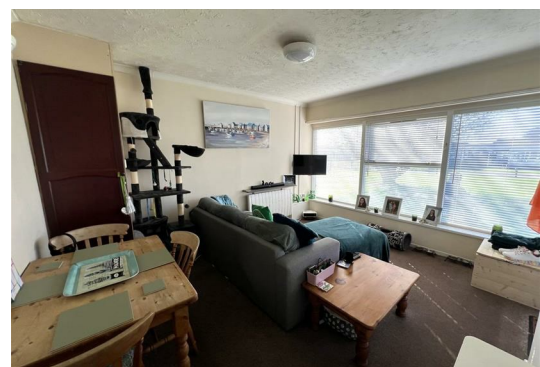
Oulton Broad, Lowestoft, NR33 9JY

£40,000



FANCY OWNING YOUR OWN HOLIDAY HOME BY THE NORFOLK BROADS? HERE WE OFFER A 'WEST FACING', CHAIN FREE, TWO BEDROOM HOLIDAY CHALET WITH 12 MONTHS OF THE YEAR HOLIDAY USE & A 116 YEAR LEASE.

Situated on a well maintained Parkland Marina, in Oulton Broad. This chalet benefits from being WEST facing and close to the Marina, in addition is an onsite indoor heated swimming pool (for a small fee). The Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads, is open all year round for your usage. The property comprises of two bedrooms, a Kitchen featuring a freestanding electric cooker and an under counter fridge, the spacious living area can accommodate a two 2 seater a sofas, dining table and 4 chairs. The bathroom comprises a suite of a hand basin, W.C and bath with an electric shower over. Offered on a 116 year lease and 12 months of the year holiday home usage.



LOUNGE / DINER 12' 1" x 13' 3" (3.70m x 4.04m)

KITCHEN 7' 6" x 6' 4" (2.29m x 1.95m)

MASTER BEDROOM 9' 2" x 11' 1" (2.80m x 3.40m)

BEDROOM 2 8' 8" x 5' 8" (2.65m x 1.73m)

BATHROOM 5' 8" x 5' 4" (1.75m x 1.64m)

SERVICES & CHARGES:

GROUND RENT: £5,400 INCLUDES VAT

SERVICE CHARGE (Includes Water, Waste & Buildings Insurance) : £1,803.20 INCLUDES VAT

Electric: billed as used per quarter

Council Tax

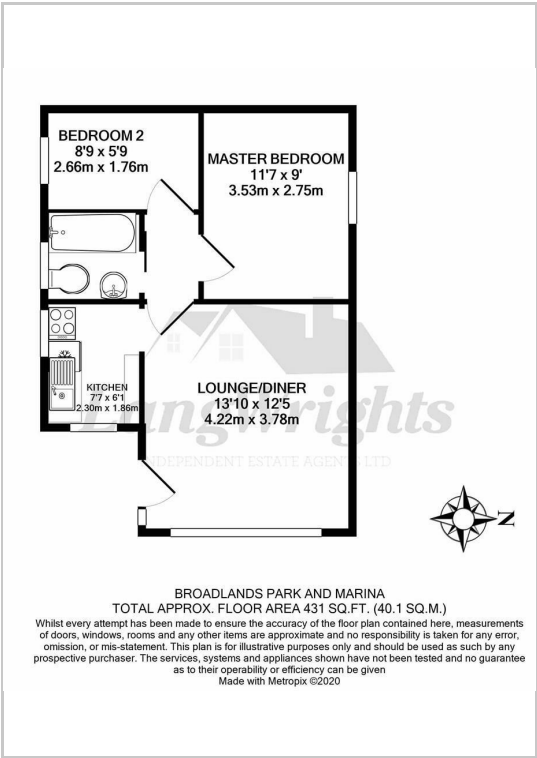
Band A

Ref: L2215/03/25

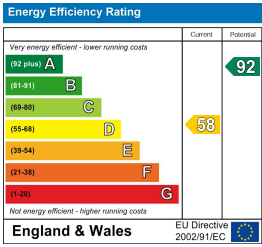
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE
Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA