



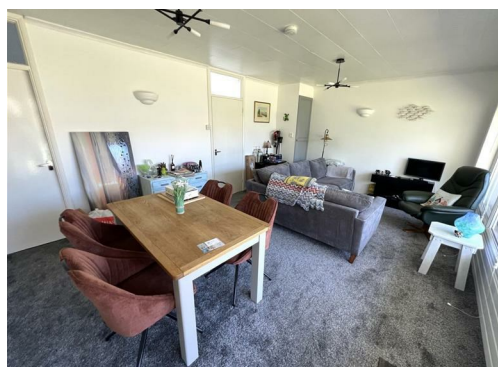
## 55 Broadlands Holiday Park & Marina Marsh Road Oulton Broad, Lowestoft, NR33 9JY

£55,000



We are pleased to bring to market this CHAIN FREE, two bedroom Holiday Bungalow. BENEFITING from a sunny Easterly aspect in the mornings and a WEST facing sundeck at the rear and from being recently refurbished. The property comprises of two double bedrooms, a modern Kitchen with wall and base units, oven, hob and fridge. The fully tiled bathroom offers a 3 piece suite with an electric shower over the bath. The living area is fresh and spacious and outside is a composite enclosed deck to entertain and relax and enjoy some spectacular sunsets.

Situated on a well maintained Parkland Marina, in Oulton Broad. This 2 bedroom bungalow BENEFITS from being furnished 'ready to go'. The Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads, is open all year round for your usage.



LOUNGE / DINER 16'11" x 13'5" (5.18m x 4.09m)

BEDROOM 1 9'3" x 9'6" (2.84m x 2.92m)

BEDROOM 2 8'11" x 8'11" (2.74m x 2.74m)

KITCHEN 9'6" x 5'11" (2.90m x 1.82m)

BATHROOM 6'5" x 5'11" (1.98m x 1.82m)

SERVICES & CHARGES

2025 Ground Rent: £5,400 INCLUDES VAT

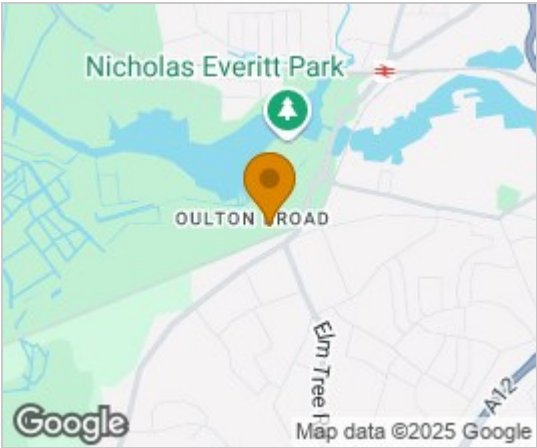
2025 Service Charge: £1803 INCLUDES VAT

Council Tax Band A

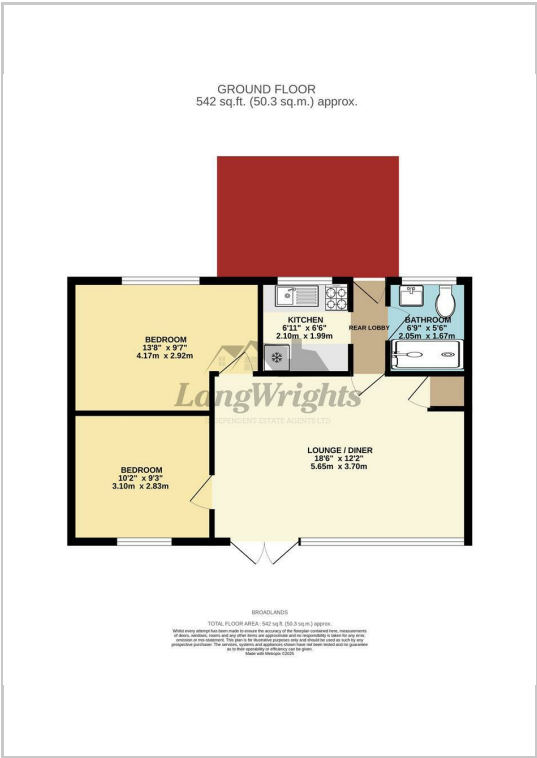
Electric: billed as used per quarter

Offered on a 125 year lease (Commenced 01/06/2016, 116 years remaining) and 12 months of the year holiday home usage.

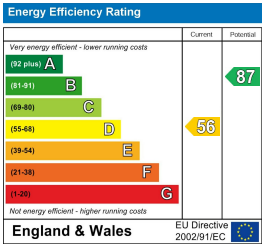
Area Map



Floor Plans



Energy Efficiency Graph



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