



LOVE HOMES
INDEPENDENT ESTATE AGENTS



OIRO £79,000 Leisure Licence

Waterfront Lodge Park is nestled amidst serene countryside providing beautiful views and peaceful surroundings. This Lodge is modern and has a cosy feel. The Park is next to a Marina with lots of wildlife. The Lodge is within close proximity to the Historic Market Town of Garstang.

- 52 Wk License- Council Tax Address Required
- Pathfinder Tuscany 42ft x 14ft
- Open Plan Living Area
- Two Bedrooms - Shower Room
- Overlooking Pond
- No Chain Delay

Tenure: Leisure Licence (50 years)
Ground Rent: £3,981.98 per year (reviewed every 1 years)
Parking options: Off Street

Hall

The Hall is accessed by a uPVC double glazed obscured glass door. There is a uPVC double glazed obscured glass window to the side elevation. The Hall has an airing cupboard housing the boiler. There is a central heating radiator and thermostat control panel. The Hall is open plan to the Lounge and Kitchen area with access doors through to the Two Bedrooms and Jack and Jill Shower Room.

Kitchen

The Kitchen is fitted with a range of modern wall and base units with contrasting work tops and tiled splashbacks. There is a stainless steel sink with single drainer and mixer tap. There is a built in electric oven, 4 burner stainless steel gas hob, stainless steel splash back and stainless steel extractor fan. There is laminate flooring, recessed ceiling spotlights and a tongue and groove effect apex ceiling. The uPVC double glazed window to the side elevation boasts lovely views over a mature pond.

Lounge/diner

The Lounge with Dining area is open plan with the Kitchen area. There are uPVC double glazed patio doors opening out to the composite decking area and uPVC double glazed window overlooking the pond. The Lounge has a central heating radiator and TV aerial point. There is laminate flooring, recessed ceiling spotlights and a tongue and groove effect apex ceiling.

Bedroom 1

The Master Bedroom benefits from a built in wardrobe. Bedroom 1 has two uPVC double glazed windows overlooking the pond and a uPVC double glazed window overlooking the landscaped area to the side. There are two central heating radiators, recessed ceiling spotlights and a tongue and groove effect apex ceiling.

Bedroom 2

Bedroom 2 benefits from a built in single wardrobe. Bedroom 2 has a uPVC double glazed window to the side elevation overlooking the pond. There is a central heating radiator, recessed ceiling spotlights and a tongue and groove effect apex ceiling.

Shower room

The Shower room is fitted with a walk in double shower cubicle with tiled wall, side screen and overhead shower. There is a low level WC with push button flush, vanity wash hand basin, stainless steel towel rail and cushion flooring. There is a velux roof window, recessed ceiling spotlights and a tongue and groove effect apex ceiling.

Veranda

The Veranda has composite decking, recessed pelmet lighting and Willow screening for privacy.

Outside

To the side of the property there are two parking spaces and plenty of under Lodge storage space with composite steps and railings leading up to the side entrance door.



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Approx Gross Internal Area
43 sq m / 458 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.