



## BUCKLESHAM PARK HOLIDAY VILLAGE

Ipswich, IP10 0BW

FROM £169,995



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Prices From £169,995
- Choice of Styles 2 or 3 bedroom with Ensuite
- Parking and Gardens to All Plots
- Holiday Lodges - Twelve Month Occupancy
- Holiday Letting Potential
- Well Maintained Modern Park
- Fully Furnished - Brand New
- Various Facilities On Site - Call For Details







## Property Description

### THE PROPERTY

**\*\* HOLIDAY LODGES - PRICES FROM £169,995 \*\***

Brand new holiday lodges with twelve month occupancy, choice of plots and styles. All have parking and gardens and come fully fitted with furniture! Amazing opportunity offering great value - holiday letting potential too.

### Property Information

Council Tax Band - B

Service Charge - £3000 p.a. This includes ground rent, domestic waste disposal and sewage removal. Electric and Water usage are invoiced from meter readings taken every

quarter by us and your mains LPG gas (No annoying bottle exchanges needed) is supplied and invoiced direct by Calor Gas.

Holiday Lodges with Twelve Month Occupancy

Leasehold - 99 Year leases

Furniture Packs to the New Lodges Included.

Images Used Are a Representation of a Typical Lodge not to be relied upon as fact.

### BUCKLESHAM PARK HOLIDAY VILLAGE

All our plots are seceded with fencing to ensure your own private space and are landscaped with their own blocked driveway for up to two cars, bricked steps to the front door, brick skirt and fully paved footpath surround.

A freshly turfed lawn and base for a metal shed (if required),

as well as a shrubbed and slated frontage are also included as standard, while still leaving enough blank canvas for you to add your own finishing touches if you desire

All our luxury holiday lodges are provided by Omar, the renowned Suffolk based manufacturer. All their homes are built using responsibly sourced structural materials to a specification which surpasses BS 3632 standards (those required for a residential park homes) as well as meeting BS 3632-2015 standards for sound insulation, which means they can be enjoyed in all weathers.

And if that wasn't enough all the lodges are fully furnished and finished to a luxury standard.

Most are built as a two bedroom option, with bathroom and

en-suite and we offer 'available now' when we have lodges already sited or 'bespoke build' options, that gives you the opportunity to design a lodge to your own requirements.

### THE LOCATION

Suffolk is on Britain's east coast, so it's the first place in the country to see the sunrise. It's 50 miles of stunning coastline is peppered with historic and picturesque wool towns and tiny villages, that have beautiful timber-framed buildings, crooked streets and lavish churches, and all have a story to tell. You'll encounter world-class culture, exquisite food, heritage, wildlife and much more, all along The Historic Suffolk Coastline.

Bucklesham Park is nestled in the south east of the beautiful Suffolk country side, where we are perfectly located, regardless of whether you want to shop, discover all that Suffolk has to offer or are simply looking for a quiet relaxing place to unwind and recharge your batteries, we have it all.

Conveniently located less than 5 minutes from both the A12 and A14 we are easy to get to, yet still nestled in the quiet Suffolk country side, with lots of public footpaths meandering across beautiful Suffolk countryside, some meandering straight to the welcoming doors of quaint and historical local pubs, serving delicious food made from local produce and handcrafted beers.

### BRAND NEW LODGES

A choice of design of two and three bedroom lodges constructed by Omar Holiday Lodges fully fitted with furniture, parking and private gardens.







**COUNCIL TAX BAND**

Tax band B

**TENURE**

Leasehold


**LOCAL AUTHORITY**

Suffolk County Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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