



9 NEWBOURNE PARK, WATERMILL ROAD

Woodbridge, IP12 4NW

£170,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Well Maintained Holiday Lodge
- 11 Month Occupancy
- Holiday Letting Potential
- Two Bedrooms

- En Suite to Master and Family Shower Room
- Two Parking Spaces
- Private Garden
- Double Glazed





Property Description

THE PROPERTY

Well maintained 2 bedroom, 2 bathroom HOLIDAY LODGE offering 11 month occupancy and situated within a gated holiday development. Holiday letting potential - corner plot - two parking spaces.

Property Information

Council Tax Band - A

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 Eleven Month Occupancy
Leasehold - 99 Year leases with 96 years remaining

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.

Newbourne Park, located just outside Ipswich, is a three year old holiday lodge, situated in an idyllic rural location but within easy reach of shops and amenities.

The park has electric gate access, landscaped grounds surrounded by open fields with views of rolling countryside and walks nearby.

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.



COUNCIL TAX BAND

Tax band A

TENURE

Leasehold


LOCAL AUTHORITY

East Suffolk 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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