

**Aldreds**  
Estate Agents



Broadland Holiday Village Marsh Road

Oulton Broad, Lowestoft, NR33 9JY

£32,500



## Broadland Holiday Village Marsh Road

Oulton Broad, Lowestoft, NR33 9JY

FANCY OWNING YOUR OWN HOLIDAY HOME BY THE NORFOLK BROADS? HERE WE OFFER A 'SOUTH & WEST FACING', CHAIN FREE, ONE BEDROOM HOLIDAY CHALET WITH 12 MONTHS OF THE YEAR HOLIDAY USE & A 115 YEAR LEASE.

Currently run as a successful Airbnb, this great investment is situated on a well maintained Parkland Marina, in Oulton Broad. This chalet benefits from a SOUTH and WEST facing aspect and short walk 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 a carpeted double bedroom, a Kitchen featuring a freestanding electric cooker, an under counter fridge and tiled flooring. The bright and spacious living area twin aspect double glazing and features wood effect flooring. The fully tiled bathroom comprises a suite of a hand basin, W.C and bath with an electric shower over. Offered on a 115 year lease and 12 months of the year holiday home usage.





### LOUNGE/DINER

12'1" x 13'3" (3.68m x 4.04m)

### KITCHEN

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

### MASTER BEDROOM

9'2" x 11'1" (2.80 x 3.4)

### BATHROOM

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

### TENURE

Leasehold - 115 Years remaining

### 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

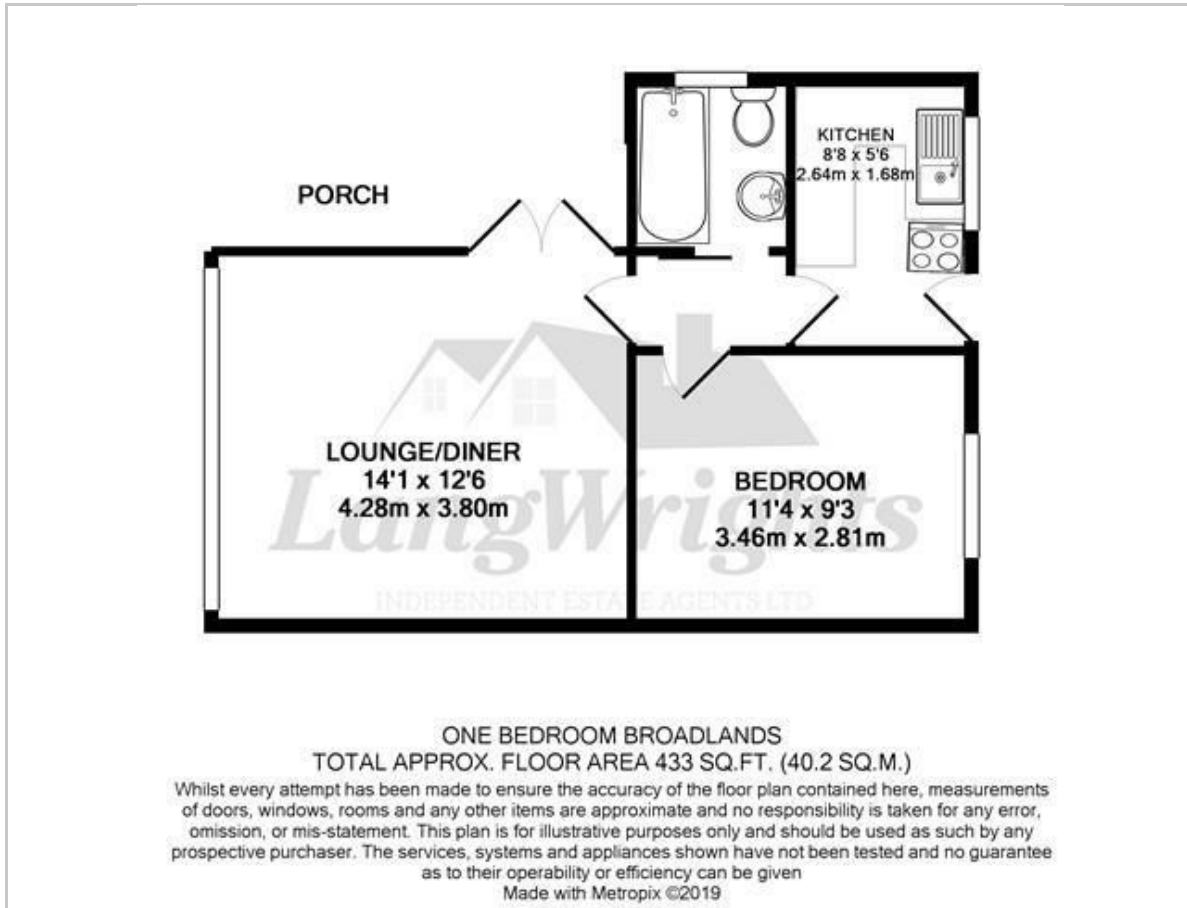
### COUNCIL TAX

East Suffolk. Band 'A'

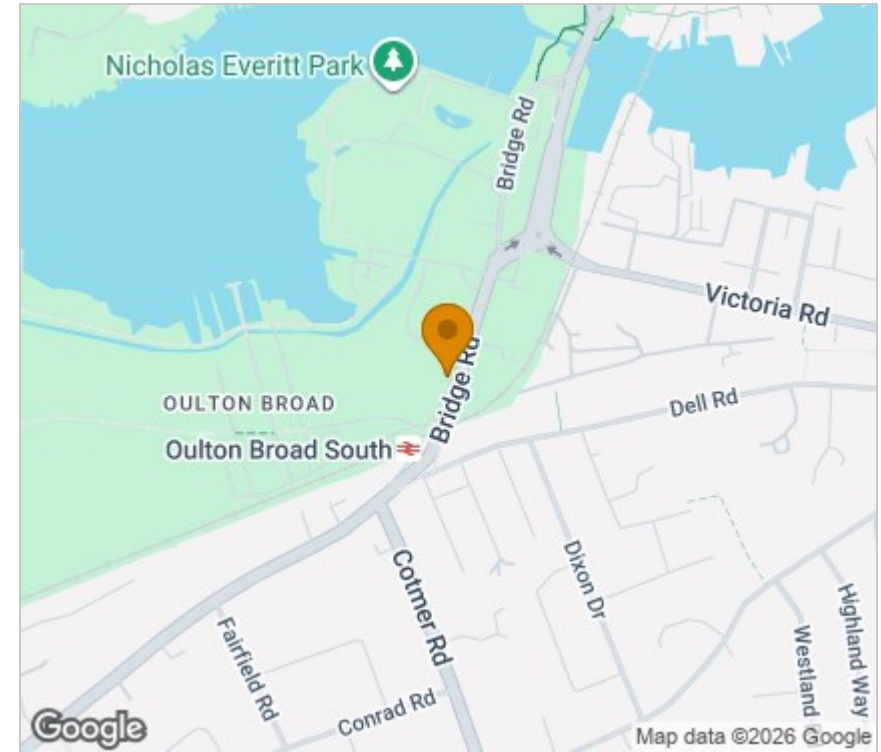
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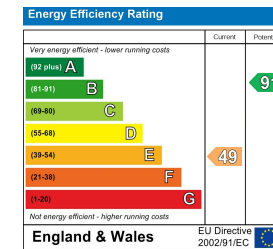
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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