



**Oliver  
Minton**  
*Sales & Lettings*



## 20 Holy Acre, Roydon Marina Village CM19 5ER

**£189,995**

A beautifully designed Omar Regency 31' x 12' lodge, offering full time residency, perfectly positioned within the tranquil setting of Roydon Marina Village, yet within a few minutes of Roydon main-line station and High Street. Built in 2026, this charming one-bedroom home offers a stylish yet practical living space, ideal for those looking to downsize, enjoy a low-maintenance lifestyle, or embrace peaceful waterside living.



### The Accommodation

Step inside to discover a bright and welcoming open-plan layout, where the lounge, kitchen, and dining area seamlessly flow together. French doors open out onto a fully decked exterior, creating the perfect spot to relax, entertain, or simply take in the surrounding marina atmosphere.

The fully furnished interior has been thoughtfully arranged to maximise comfort and convenience, allowing you to move straight in and feel at home from day one. The modern kitchen comes integrated within the living space, while the cosy lounge provides a comfortable area to unwind.

The spacious double bedroom features a king-size bed, bedside tables, a wardrobe, and a chest of drawers, offering ample storage. A contemporary bathroom completes the home, fitted with a shower, sink, and toilet.

Set within the picturesque surroundings of Roydon Marina Village, residents enjoy beautifully maintained grounds, riverside walks and a welcoming community atmosphere, all within easy reach of local amenities and excellent transport connections.

**Services** - : Electricity, water and waste are all on mains. Gas for cooking and heating is via LPG bottles.

**Agents Note** : The pitch fees for 22 Holy Acre are £214.01 per month, and this remains the same whether paid monthly or annually. The water bill is approximately £60 per month for two people, and slightly less if only one person is living there. Council tax for the property is Band A.

- Brand New 30ft x 10ft Regency Home
- 1 Spacious Bedroom
- Bright Open-Plan Living/Dining and Kitchen area
- Modern Bathroom
- Fully Decked Exterior Space
- Fully Furnished Throughout
- Turn-Key Ready
- Full Time Residency
- Short Walk to Station and Village High Street