



84 Broadlands Holiday Park & Marina  
Marsh Road  
Oulton Broad, Lowestoft, NR33 9JY  
Offers Over £50,000



## 84 Broadlands Holiday

Oulton Broad, Lowestoft, NR33

We present to you for sale this STUNNING holiday lodge that includes many NEW extras. BENEFITTING from 12 month holiday usage and situated on a well maintained Parkland Marina, this modern holiday lodge benefits from FRONT & REAR FULL WIDTH SUNDECKS with an electric awning to the rear, INTEGRATED appliances, quality carpets under foot, curtains and is all 'READY to GO'! As an owner you have full use of all the Parkland facilities that include the onsite indoor heated swimming pool (pay as you swim), steam room plus the Broadside restaurant & bar overlooking the Broads Marina and the Suffolk Broads.

The Lodge comprises of two double bedrooms, each with a double and two single fitted wardrobes and two further storage cupboards in the hall, the rear double features a uPVC glazed door onto further raised, full width decking with an electric awning. The Kitchen features an integrated electric cooker with a ceramic hob over, integrated fridge / freezer and washing machine, ALL crockery, cutlery, knife block, microwave, fancy kettle, Air fryer and other free standing appliances are included within the sale. The living area offers a pleasant view and features a NEW two seater sofa, an electric leather single recliner, TV stand with a 55" Samsung curved LED TV. The bathroom comprises a suite of a hand basin, W.C and a large enclosed shower cubicle with an electric shower, extractor fan and heated towel rail.

This SUPERB INVESTMENT or HOLIDAY HOME is offered on a 116 year lease and 12 MONTHS of the year holiday home usage.

### OPENPLAN KITCHEN/LOUNGE

21'4" x 10'5" (6.52 x 3.18)

### BEDROOM 1

10'5" x 8'3" (3.18 x 2.54)

### BEDROOM 2

10'5" x 8'3" (3.18 x 2.54)





#### SHOWER ROOM

6'7" x 5'4" (2.03 x 1.65)

#### SERVICES & CHARGES

GROUND RENT: £5,400 INCLUDES VAT

SERVICE CHARGE: £1803.20 INCLUDES VAT

(SERVICE CHARGE INCLUDES WATER, WASTE & BUILDINGS INSURANCE)

Electric: Billed as used per quarter

#### LOCATION & SURROUNDING AREA

Located in the heart of Oulton Broad, a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. Oulton Broad is a very popular place to come for water sports such as; powerboat racing, sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, bars, shops & health beauty salons and a short walk from the station, offering direct trains to Ipswich and Norwich. Lowestoft also has a golden sandy beach approximately 2 miles away.

#### TENURE

Leasehold. 116 years remaining.

#### SERVICES

Mains water, electricity, drainage.

#### COUNCIL TAX

East Suffolk. Band 'A'

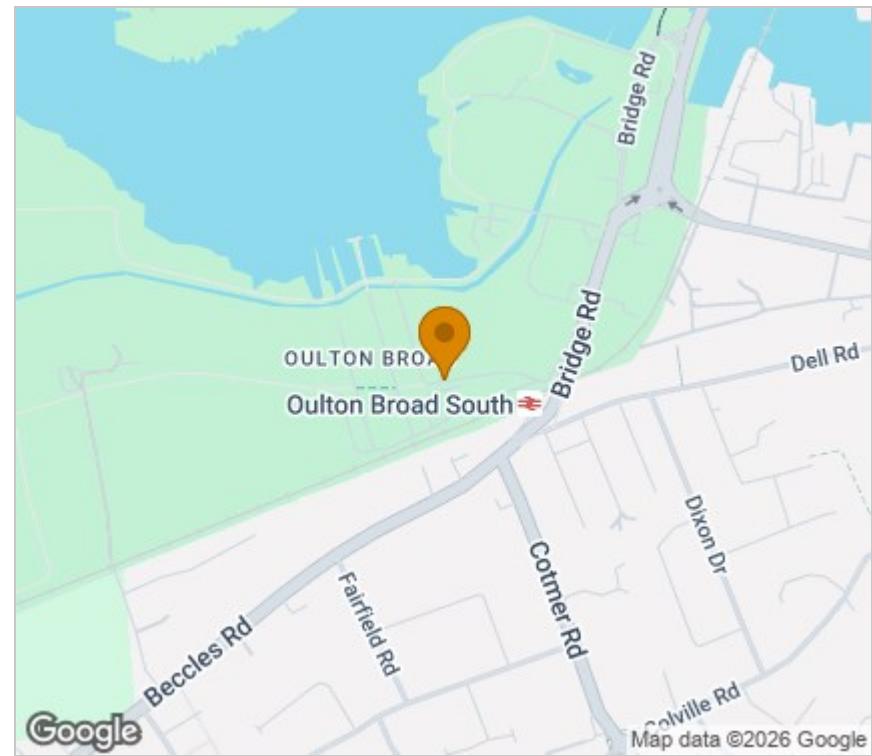
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## Floor Plan



## Area Map



## 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.

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## Energy Efficiency Graph

