

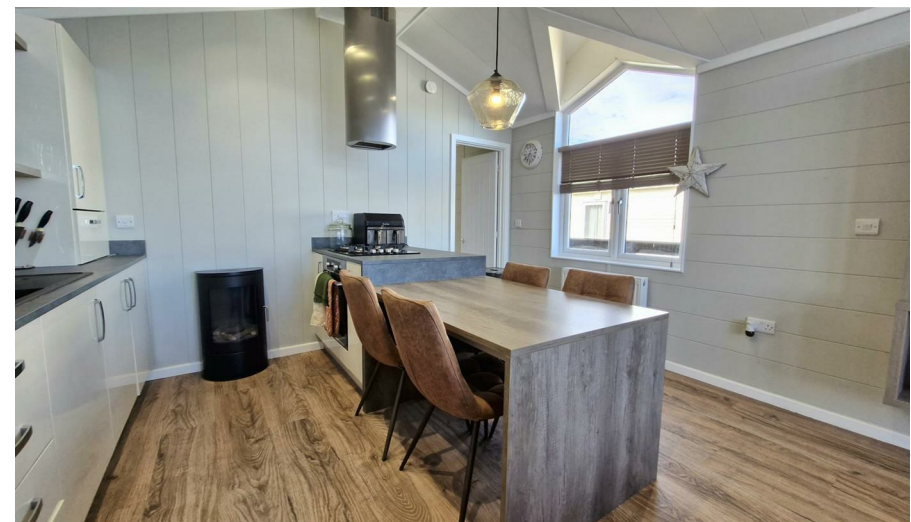
24 THE ISLAND, TALLINGTON, PE9 4RJ



£85,000

"Luxury single lodge situated at Tallington Lakes"

- LUXURY SINGLE LODGE
- TALLINGTON LAKES LEISURE PARK
- TWO DOUBLE BEDROOMS
- EN-SUITE
- FAMILY BATHROOM
- OPEN PLAN KITCHEN / DINING / LIVING
- INTEGRATED APPLIANCES
- VAULTED CEILINGS
- MEDIA UNIT
- EPC ENERGY RATING NOT REQUIRED / COUNCIL TAX BAND A



PROPERTY HIGHLIGHTS

This beautifully presented two double bedroom lodge is offered for sale with no onward chain. The accommodation briefly comprises an entrance hall leading into a spacious open-plan kitchen, dining and living area, complete with integrated appliances, a media unit and vaulted ceilings.

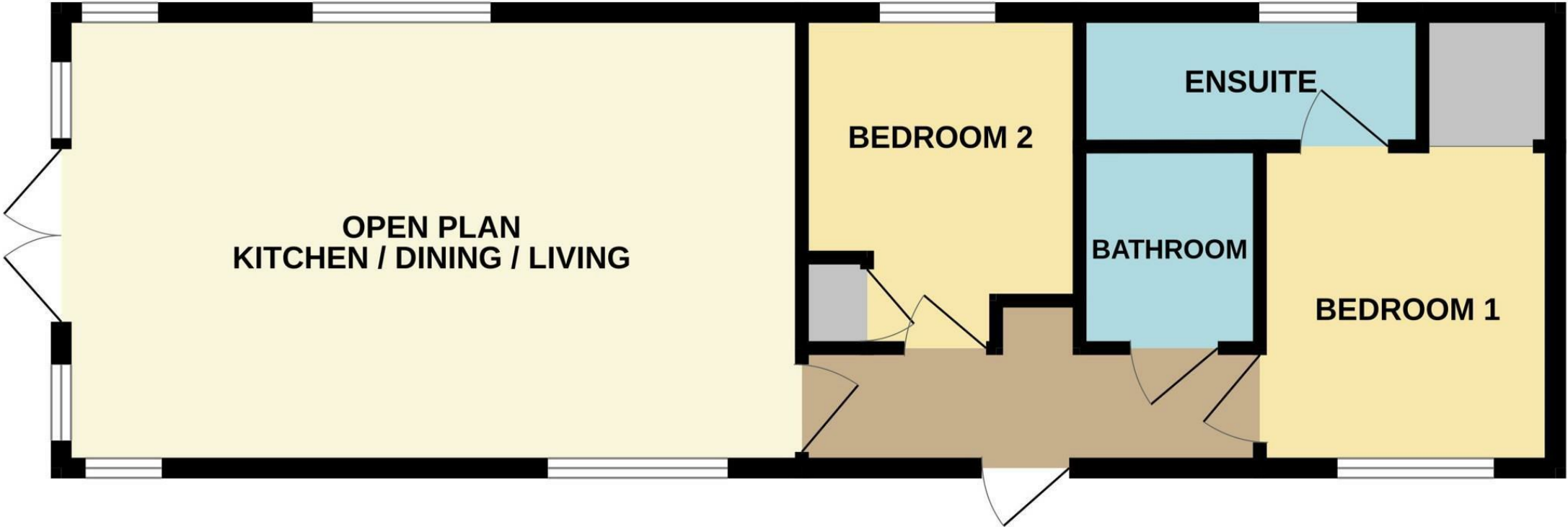
There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room and walk-in wardrobe, and the second also benefitting from a built-in wardrobe, alongside a well-appointed family bathroom.

The lease expires in 2040. Please refer to the full lease details provided below.

Agents Note: 20 year lease from 2020. Annual plot fee from 1st April 2026 to 31st March 2027 is £3,216.04. Sewage £635.91, water rates £443.88, electricity standing charge £85.60, insurance admin fee £32.94. Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking, which is £5,500 + VAT.

🛏 2 Bedrooms 🚿 2 Bathroom 🪑 1 Reception





SERVICES & UTILITIES

Tenure: Leasehold **Council Tax Band:** A

For the **MATERIAL INFORMATION REPORT** on this property select the link
- 30210068

Or alternatively speak to your Rosedale agent who will be able to help you.

Interested in viewing this property?

01778 382300

7 High Street, Market Deeping, Lincolnshire, PE6 8ED

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

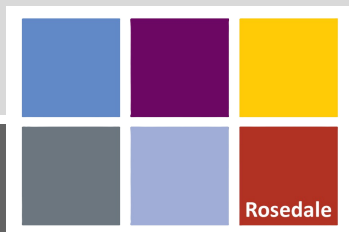
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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