



Broadland Holiday Village Marsh Road

Oulton Broad, Lowestoft, NR33 9JY

Asking Price £65,000



Broadland Holiday

Oulton Broad, Lowestoft, NR33

Situated on a well maintained Parkland Marina, in Oulton Broad. This one bedroom holiday chalet benefits from being extended, current regulation metal fuse box and includes full use of the on site indoor heated swimming pool (subject to fees). The Quayside restaurant / bar overlooking the Broads Marina and the Norfolk Broads, is open all year round for your usage.

The property comprises of one large double bedroom with a triple wardrobe, the modern Kitchen features modern wall and base units, a one and a half composite drainer sink, a tall fridge freezer, washing machine, provision for a freestanding cooker and undercounter space for additional white goods. The Lounge / Diner offers ample space for furniture and includes the blue anthracite units, dining table with 4 chairs and features a sliding Patio door onto the large SOUTH facing, gated decking area. The tiled bathroom comprises a modern suite of a hand basin, W.C and shower cubicle with an electric shower over. The property is fully insulated and all windows are uPVC double glazed.

In addition is side access from the central lobby and a composite storage unit outside.

Offered on a 125 year lease (Commenced 01/06/2016, 115 years remaining) and 12 months of the year holiday home usage.

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.





Lounge/Diner
23'9" x 12'0" (7.24 x 3.68)

Kitchen
14'1" x 5'4" (4.3 x 1.65)

Bedroom
17'10" x 8'11" (5.45 x 2.73)

Bathroom
6'5" x 5'5" (1.96 x 1.67)

Decking
17'6" x 9'6" (5.35 x 2.9)

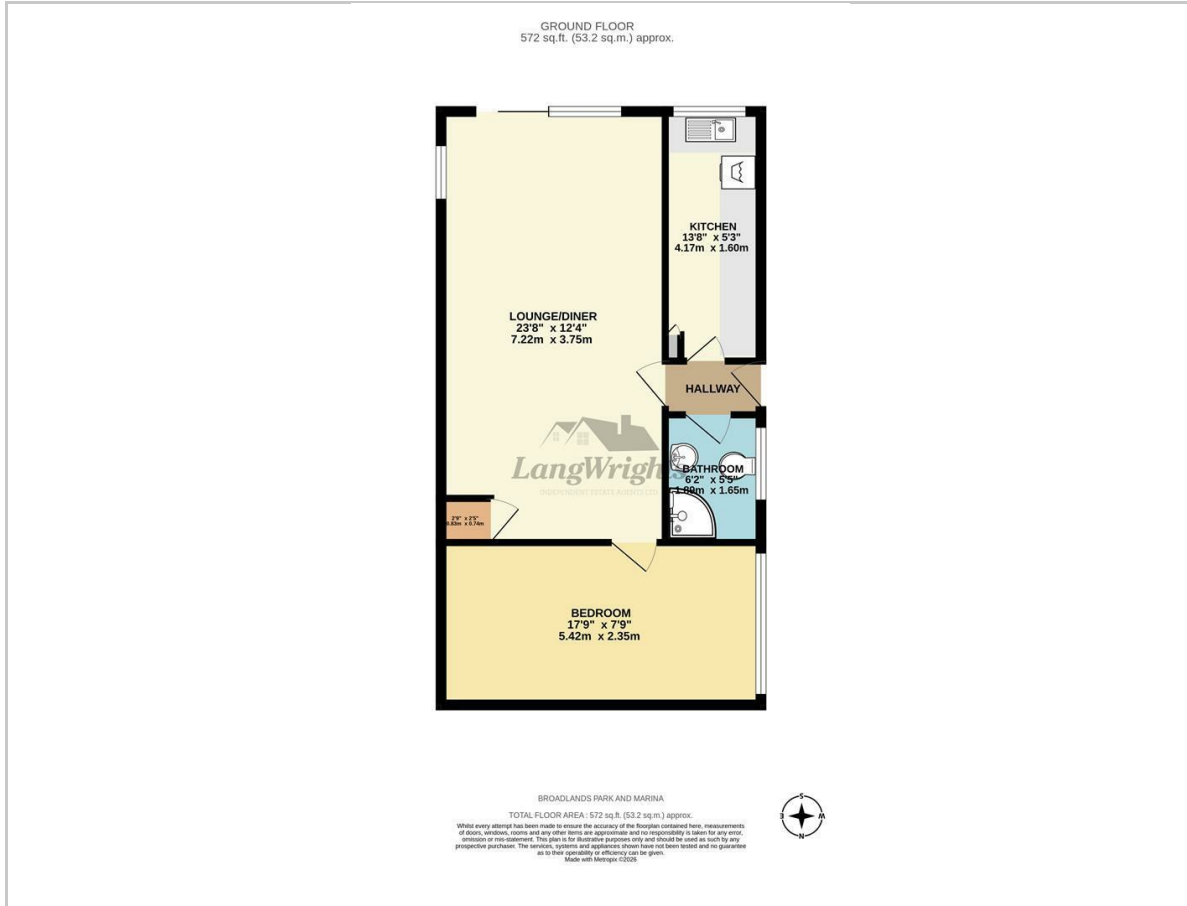
Services & Charges
(Includes water, waste & buildings insurance)



Ground Rent - £5,400 inc VAT
Service Charge - £1803.20 inc vat
Electric - Billed as used per quarter
Council Tax Band A



Floor Plan



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

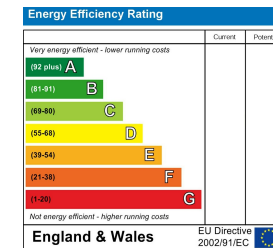
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE

Tel: 01502 565432 Email: lowestoft@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA