



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

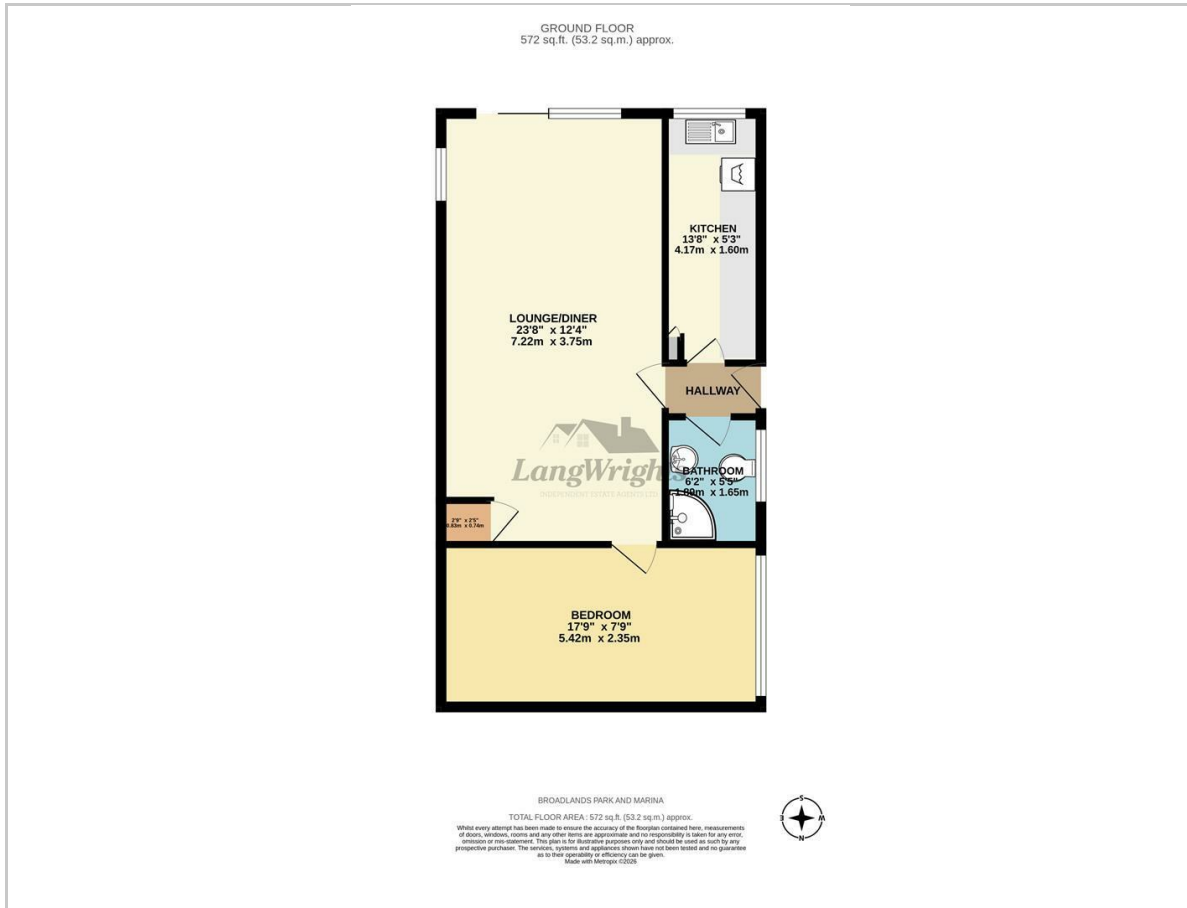
Electric - Billed as used per quarter

Council Tax Band A

Ref: L2635/06/26



## 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

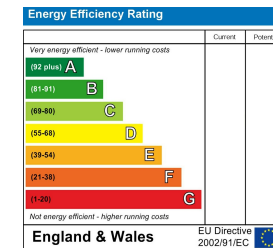
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## Area Map



## Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto: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