



**Oliver
Minton**
Sales & Lettings



51 Mallard Way, Roydon Marina Village, Roydon

Guide Price £189,000

A great opportunity to purchase a 'Winchester Prestige' 40 x 22 ft holiday lodge situated on the popular Roydon Marina Village offering 12 month occupancy.

The lodge provides modern accommodation, with large floor to ceiling windows, vaulted ceilings. Upvc double glazing and gas central heating feature throughout, together with a car parking space adjacent to the lodge.

Features include: 3 bedrooms, main shower room, an en-suite bathroom to bedroom one and a bright and airy open-plan living/dining/kitchen area opening onto a decked veranda.

Roydon Marina Village has a 315 berth marina with coffee shop. Further improvements are in the process of being carried out to create a sports bar, adjacent to the main site office.

Roydon Village High Street is a short walk away where there is a small Morrisons convenience store/post office and a selection of pubs/restaurants and mainline railway station. (London Liverpool St approx. 33 minutes)



Living/Dining Area

6.45m x 4.19m (21'1" x 13'8")

Kitchen Area

4.37m x 2.21m (14'4" x 7'3")

Bedroom One

4.04m x 3.18m (13'3" x 10'5")

En-Suite Bathroom

Bedroom Two

3.18m x 2.64m (10'5" x 8'7")

Bedroom Three

3.18m x 2.56m (10'5" x 8'4")

Shower Room

Services : Mains services are connected: mains water, sewerage, electricity, gas central heating. Recently installed gas central heating boiler. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Agents Note : We are advised: Service charges and pitch fees are £6,096.00 per annum which includes water, sewerage and refuse collection. Licence information: 60 years from 25/03/2014. Approximately 48 years remaining.

NOTE: This home is classed as a secondary home and a primary address is required.

Site Facilities : SITE RECEPTION AND HELP DESK...

BOATHOUSE CAFE AND BAR... Café serves hot and cold beverages, sandwiches, wraps and cakes throughout the day.

Roydon Marina Village is located on the River Stort, close to the junction of the River Lee and on a 32 acre lake set amid the stunning scenery of the Lee Valley Regional Park. The marina offers secure berths for both narrow and wide beam vessels up to 70ft on the outskirts of Roydon Village.