



Aldreds
Estate Agents



19 Broadlands Holiday Park, Marsh Road

Oulton Broad, Lowestoft, NR33 9JY

£35,000



FANCY OWNING YOUR OWN HOLIDAY HOME BY THE NORFOLK BROADS? HERE WE OFFER A 'WEST FACING', CHAIN FREE, TWO BEDROOM HOLIDAY CHALET WITH 12 MONTHS OF THE YEAR HOLIDAY USE & A 116 YEAR LEASE.

Situated on a well maintained Parkland Marina, in Oulton Broad. This chalet benefits from being WEST facing and close to the Marina, in addition is an onsite indoor heated swimming pool (for a small fee). The Quayside restaurant / bar overlooking the Broad's Marina and the Norfolk Broad's, is open all year round for your usage. The property comprises of two bedrooms, a Kitchen featuring a freestanding electric cooker and an under counter fridge, the spacious living area can accommodate two 2 seater a sofas, dining table and 4 chairs. The bathroom comprises a suite of a hand basin, W.C and bath with an electric shower over. Offered on a 116 year lease and 12 months of the year holiday home usage.



LOUNGE / DINER 12' 1" x 13' 3" (3.70m x 4.04m)

KITCHEN 7' 6" x 6' 4" (2.29m x 1.95m)

MASTER BEDROOM 9' 2" x 11' 1" (2.80m x 3.40m)

BEDROOM 2 8' 8" x 5' 8" (2.65m x 1.73m)

BATHROOM 5' 8" x 5' 4" (1.75m x 1.64m)

SERVICES & CHARGES:

GROUND RENT: £5,400 INCLUDES VAT

SERVICE CHARGE (Includes Water, Waste & Buildings Insurance) : £1,803.20 INCLUDES VAT

Electric: billed as used per quarter

Tenure

Leasehold.

Services

Mains water, electricity, drainage.

Council Tax

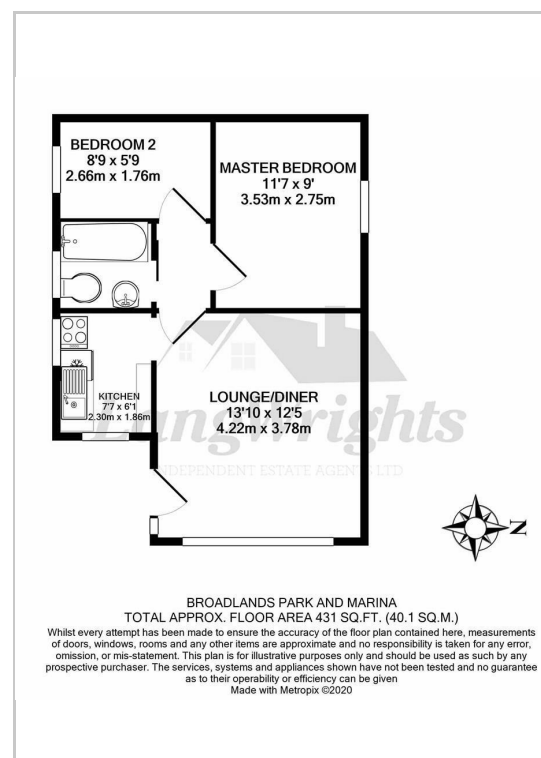
East Suffolk. Band 'A'

Ref: L2316/03/25

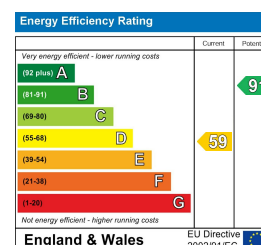
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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