



## 74 Broadlands Holiday Park & Marina Marsh Road Oulton Broad, Lowestoft, NR33 9JY

£45,000



This superb investment or holiday home is offered on a 118 year lease and 12 months holiday home usage. The bungalow comprises of two double bedrooms and storage cupboards. The rear double features a Upvc part glazed door onto further raised decking. The kitchen features an integrated electric cooker with a halogen hob over, integrated fridge/freezer and washing machine and the living area offers a pleasant west facing view. The bathroom comprises a suite of a hand basin, W.C and a large shower cubicle with an electric shower.



Open Plan Kitchen/Lounge 21'4" x 10'5" (6.52 x 3.18)

Bedroom 1 10'5" x 8'3" (3.18 x 2.54)

Bedroom 2 10'5" x 8'3" (3.18 x 2.54)

Shower Room 6'7" x 5'4" (2.03 x 1.65)

### Services & Charges

Ground Rent: £4963 includes VAT

Service Charge: £1736 includes VAT

Council Tax Band A

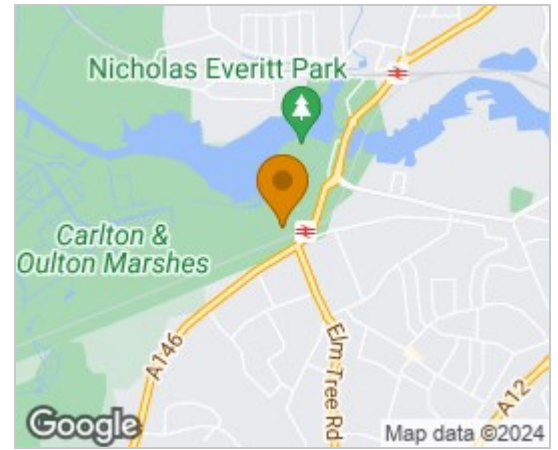
Electric: Billed as use per quarter

Leasehold 118 Years Remain

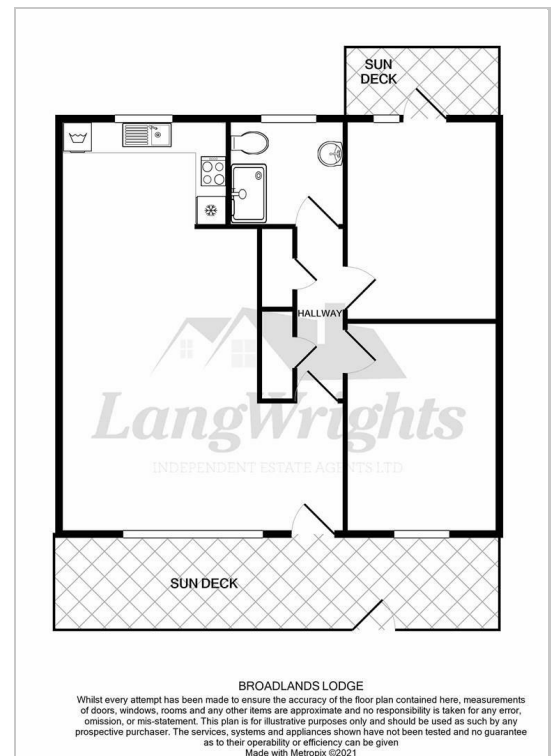
### The Property

Benefiting from 12 month usage and situated on a well maintained Parkland Marina. This modern holiday bungalow benefits from a west facing aspect with a view over the Suffolk Broads from your spacious, gated sundeck, integrated appliances, quality carpets, curtains and all is ready to go. As an owner you have full use of all the Parkland facilities that include the onsite indoor heated swimming pool, steam room and gymnasium (Subscription required) plus the Broadside restaurant & bar overlooking the Broads Marina and the Suffolk Broads.

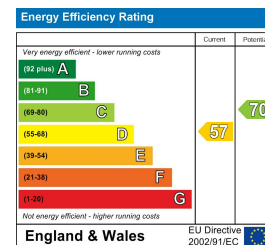
### Area Map



### Floor Plans



### Energy Efficiency Graph



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