



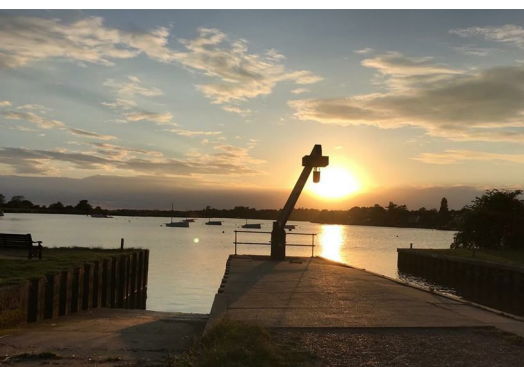
## 30 Broadlands Holiday Park & Marina Marsh Road Oulton Broad, Lowestoft, NR33 9JY

£70,000



The property comprises of 2 double bedrooms, bedroom furniture and storage, the kitchen features a glass hob and built in electric oven and an under counter fridge. The spacious lounge, offers a sofa, flat screen television, dining table and chairs with patio doors leading on to the gated decking area, overlooking Oulton Broad. The bathroom has a suite of a hand basin, W.C and stand alone shower. The property is fully insulated and all windows and doors are Upvc double glazed.

Offered on a 125 year lease, (commenced 01/06/2016, 117 Years remaining) and 12 months of the year holiday home usage.



Lounge/Diner 15'1" x 13'6" (4.62 x 4.14)

Kitchen 6'9" x 6'7" (2.07 x 2.02)

Bedroom 1 10'6" x 10'1" (3.22 x 3.08)

Bedroom 2 10'6" x 9'7" (3.21 x 2.94)

Shower Room/W.C 6'7" x 5'2" (2.01 x 1.59)

### Services & Charges

Ground Rent: £3207.32 + vat P.A

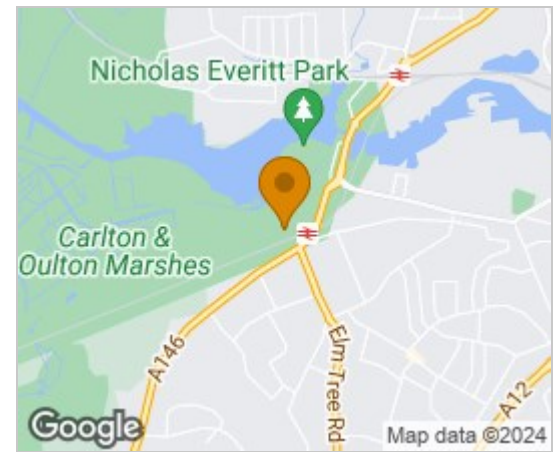
Service Charge: £994.11 + vat P.A

Leasehold - 125 Years From 2016

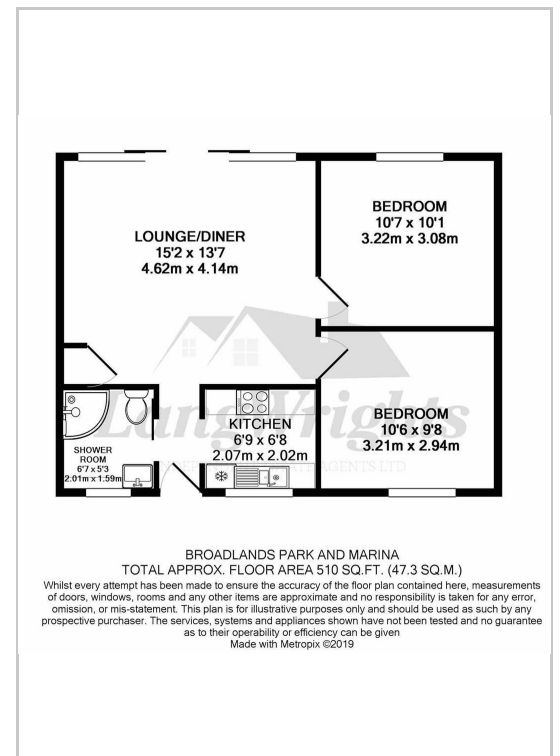
Council Tax Band A

Electric: billed as used per quarter

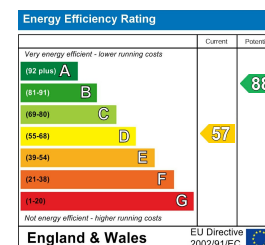
### Area Map



### Floor Plans



### Energy Efficiency Graph



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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/>

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