



## 47 Waterside Park, The Street

Corton, Lowestoft, NR32 5HS

£59,995



This "Turn Key", very well presented, holiday villa benefits fire doors on all bedrooms, emergency lighting throughout, from being sold fully furnished with a 44 year lease, on a very well maintained holiday park. The villa comprises open plan living with the kitchen area featuring integrated appliances, a modern bathroom with a 3 piece suite. While the first floor offers 2 double bedrooms and a good single. Cupboards, storage options and a balcony off the main bedroom to enjoy elevated peace and tranquillity. Outside offers a spacious gated, decking area to enjoy summer dining and socialising. The property has been used for a holiday lettings business with very impressive income over the last 3 year period ( Figures within the details ) \*\* Viewing Advised \*\*



Lounge/Diner 15'8" x 14'5" (4.8 x 4.4)

Kitchen 5'10" x 6'10" (1.8 x 2.1)

Wet Room 5'10" x 7'6" (1.8 x 2.3)

Bedroom 1 11'1" x 9'2" (3.4 x 2.8)

Bedroom 2 9'10" x 8'2" (3.0 x 2.5)

Bedroom 3 6'10" x 6'2" (2.1 x 1.9)

### Outgoings

Ground Rent - £1805.62

Service Charge - £3361.91 (includes water rates & buildings insurance)

Electricity: Metered as used (billed quarterly)

Energy Rating D

Council Tax Band A (billed by East Suffolk Council)

### Business Opportunity

The vendors have used this property for holiday rental successfully please see below the last 3 years income.

2020/21 - £22,409

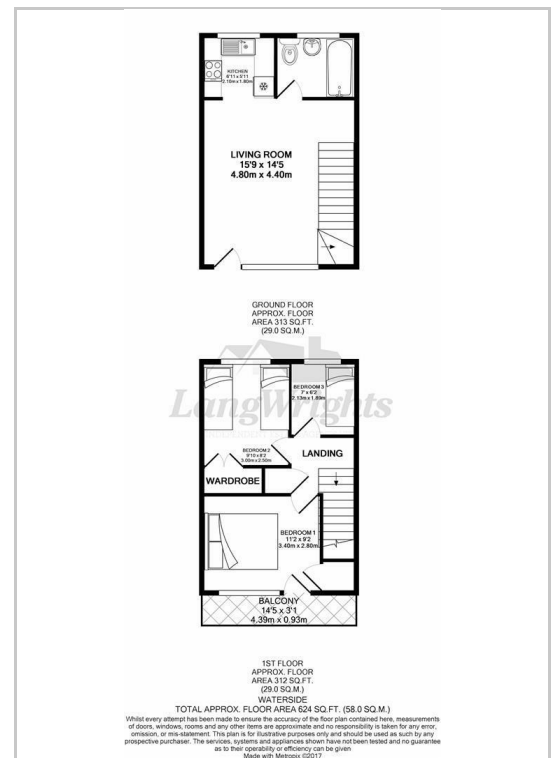
2021/22 - £28,858

2022/23 - £26,734

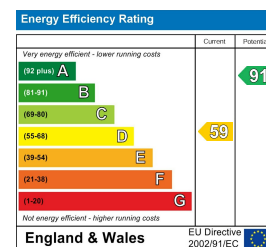
### Area Map



### Floor Plans



### Energy Efficiency Graph



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