



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

£55,000



Situated on a well maintained parkland Marina in Oulton Broad. This extended, one bedroom bungalow benefits from being refurbished including a new insulated water cylinder, current regulation metal fuse box and includes full use of the on site swimming pool.(subject to fees). The property comprises of one large double bedroom with twin wardrobes(if required), the modern kitchen features modern wall and base units, a one and a half composite drainer sink, electric oven and space for a fridge. The lounge/Diner offers ample space for furniture and features a sliding patio door onto the large South facing, gated decking area. The tiled bathroom comprises a modern suite of a hand basin, W.C, and bath with an electric shower over. The property is fully insulated and all windows are Upvc double glazed. In addition is side access from the central lobby and a composite storage unity outside. Offered on a 125 year lease(commenced 01/06/2016, 117 years remaining) and 12 months of the year holiday home usage.



Lounge/Diner 23'9" x 12'0" (7.24 x 3.68)

Kitchen 14'1" x 5'4" (4.3 x 1.65)

Bedroom 17'10" x 8'11" (5.45 x 2.73)

Bathroom 6'5" x 5'5" (1.96 x 1.67)

Decking 17'6" x 9'6" (5.35 x 2.9)

### Services & Charges

Includes water, waste & buildings insurance.

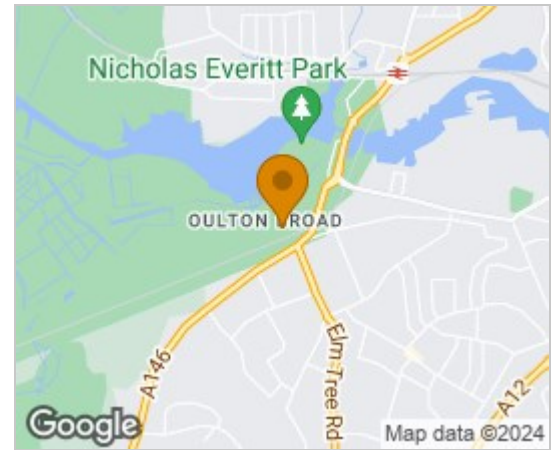
Ground Rent: £5292.59 inc VAT

Service Charge: £1782.03 inc VAT

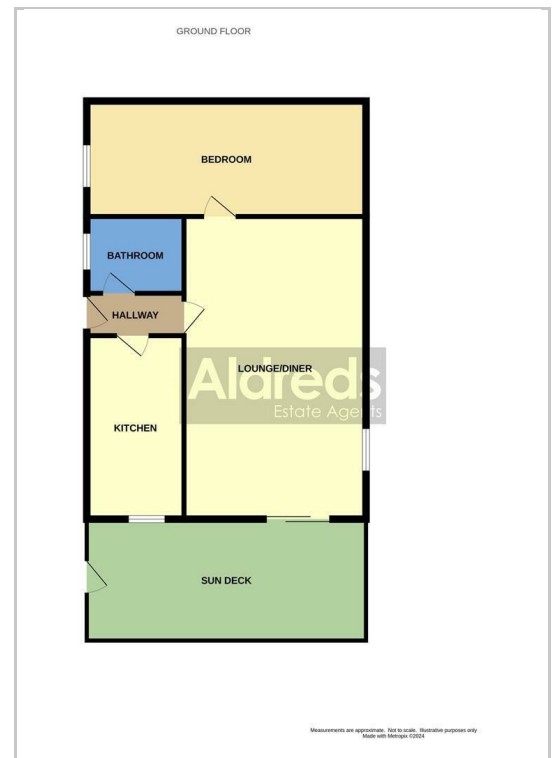
Council Tax Band A

Electric: Billed as quarter

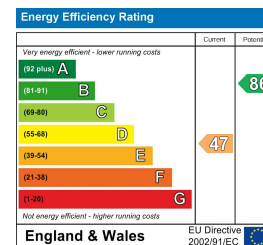
### Area Map



### Floor Plans



### Energy Efficiency Graph



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