



Carlton Lodge, Marsh Road, Oulton Broad

Offers in Region of £99,995

Carlton Lodge, Marsh Road

Oulton Broad, Lowestoft

Introducing an amazing opportunity for you and your family to enjoy this spectacular holiday home. Nestled on the desirable banks of Oulton Broad, at Broadlands Park & Marina. Offering a wide range of activities, local amenities and natural surroundings. This beautiful retreat is one you would not like to miss!

LOCATION

Oulton Broad is a wonderful area of Suffolk close to the popular seaside town of Lowestoft. It has one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. A popular place to come for water sports such as; sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, wine bars, shops & health & beauty salons. It is well connected with 2 train stations offering direct services to Norwich and Ipswich, with fast and frequent transfers directly to London.

Nearest Train Station

Oulton Broad South (trains to Lowestoft and Ipswich) is situated next to Broadlands.

Oulton Broad North (trains to Lowestoft and Norwich) - 0.8 miles.





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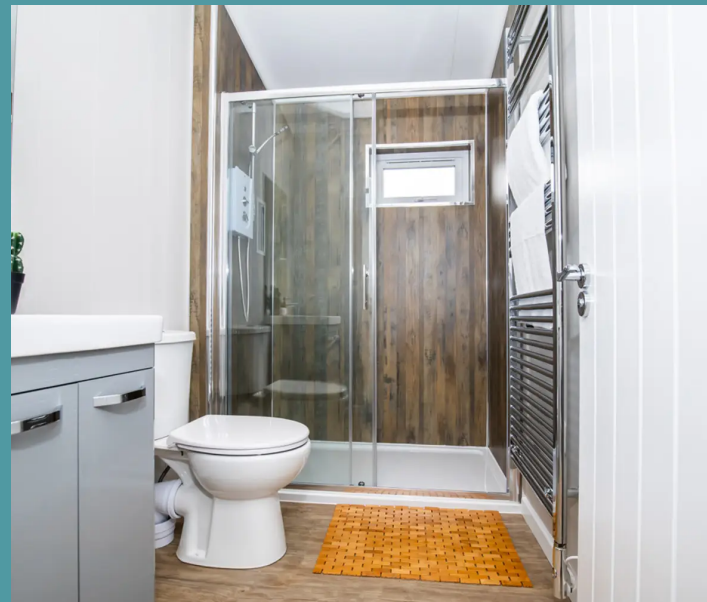
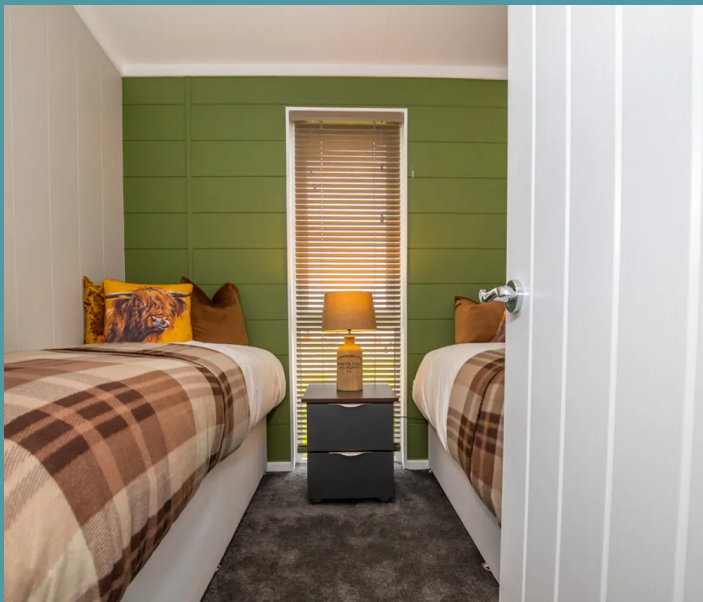
BROADLAND PARK AND MARINA

Broadlands Park & Marina is a wonderful holiday destination situated on the tranquil banks of Oulton Broad in East Anglia. It offers a picturesque and serene environment for visitors to enjoy. The park caters to a wide range of interests with activities such as marshland walks and nearby water sports for adventure enthusiasts. Inside the park, there's an indoor heated swimming pool, making it a great choice for families and those seeking relaxation. Dining is convenient at Moss & Co Broadlands, and additional recreational opportunities can be found at Nicholas Everitt Park. Thrill-seekers can easily access the nearby Pleasurewood Hills Theme Park, while summer months offer the excitement of sailing and powerboat racing from the private marina. Overall, Broadlands Park & Marina offers a well-rounded vacation experience suitable for various preferences and interests, set amidst a beautiful natural backdrop.

AGENTS NOTES

ANNUAL RUNNING COSTS 2024

- Ground Rent: £4,349.66 + VAT = £5,219.59
- Service Charge: £1,485.03 + VAT = £1,782.03 (Estimate)
- Electric: as used per quarter
- **Now available all year round!**
12 month holiday usage
(Cannot be used as main/sole residence)
- 2 bedroom Carlton Lodges
- New & exclusive design





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- Pick your plot and buy off-plan
- Show home available to view
(by appointment only)
- Finance available*
- Tranquil development on the Broads
- 42x12
- Luxury glass decking included as standard
*extended walkway option available at an additional charge
- 125 year lease of the land (commenced 01/06/16)
with outright purchase of the holiday home
- Marina & moorings available - explore the Broads by boat
- Privilege card - access to discounts across the UK
- Onsite swimming pool
- Moss and Co bar & restaurant

