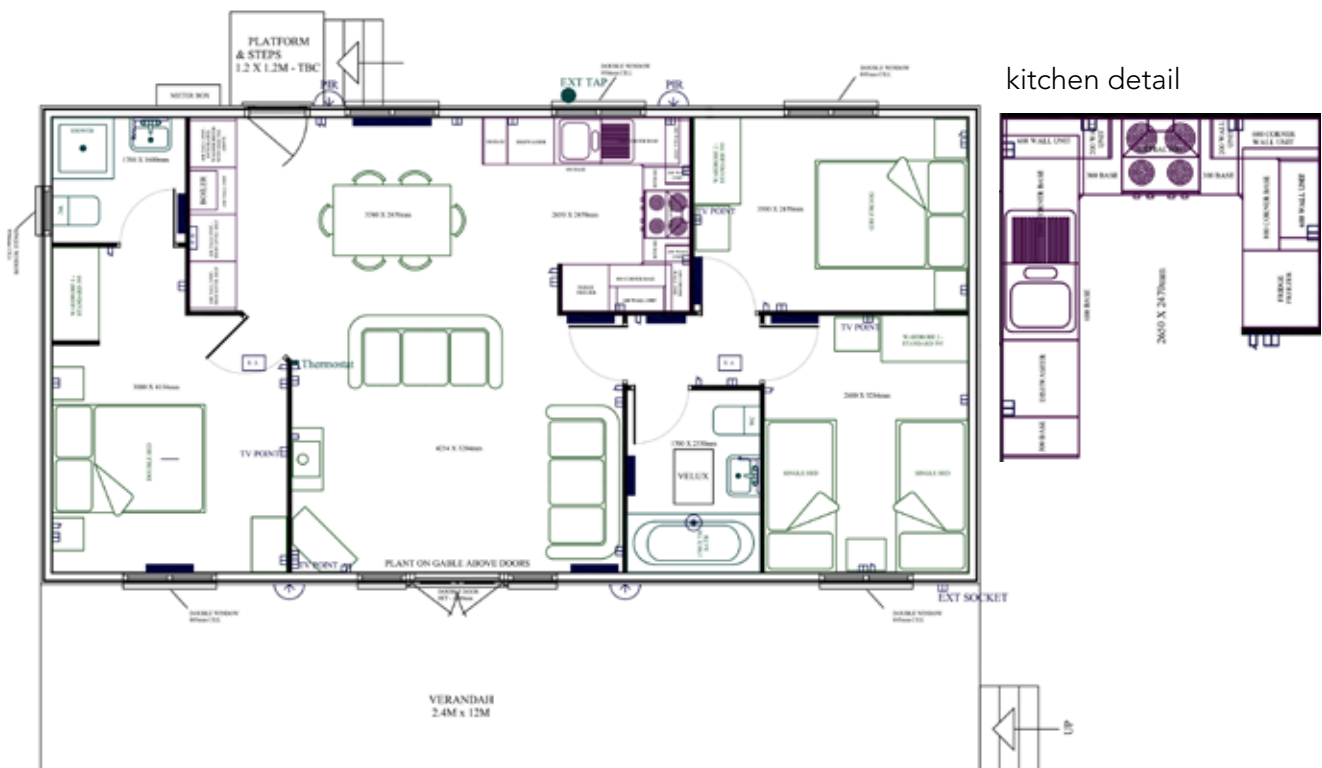




An attractive and popular holiday home purchased as a self catering holiday let. It has been enjoyed by many holiday guests since its delivery in December 2015. This luxurious Nordic Lodge sleeps up to 6 people in genuine comfort and has a beautiful framed view over the marina waters from its position on the meadow area. It is now available for resale as the owners who operate other businesses at the marina, look for their next project in the form of residential property.



Holiday use only. Non residential with a closed season every year of Jan 14th to Feb 14th. Can be rented out and managed as holiday let. Ask for letting details and performance.

Area: Meadow, plot 4

Licence: 97years

Furnished Price: £161,000





Whatever the season this lodge is cosy and warm being very well insulated with Rockwool insulation in walls, ceiling and floors, double glazing and gas central heating throughout. Winter or summer, Foxglove is your perfect holiday retreat.



The open plan kitchen diner benefits from fully integrated modern appliances with the washer being out the way in a separate utility cupboard. The bathrooms are both beautifully laid out and designed with an ensuite and family bathroom with shower over bath.



With over £10,000 of quality furnishings included the lodge really delivers a 5 star rating to holiday makers. Throughout the quality is felt with solid oak furniture, luxurious soft leather sofas and lots of fantastic iconic features to add value to your experience.





Foxglove Lodge has 760 square feet of living space, a beautiful master bedroom with luxury ensuite bathroom, second double bedroom, twin room and spacious family bathroom. The 2.4 metre veranda stretches the full 12 metres of the building and delivers a stunning area for alfresco dining overlooking the marina lake.

Private parking for 2 vehicles at the rear of the lodge  
Foxglove lodge is available for sale price of £161,000

Current Annual Pitch fee is £ 3306.64  
Current Annual Local Authority Rates £410.03

Interested in a return on your investment? Continue to let out the lodge. Please ask for details on letting a lodge at Mercia.

#### KEY FEATURES

- ▶ Stunning views & location
- ▶ Ready to run holiday let
- ▶ 3 Beds
- ▶ 2 Baths
- ▶ Gas Central Heating
- ▶ Open plan living room
- ▶ Fully furnished
- ▶ Dishwasher
- ▶ Washing machine
- ▶ Fridge Freezer

To book a viewing please email [bookings@merciamarina.co.uk](mailto:bookings@merciamarina.co.uk)