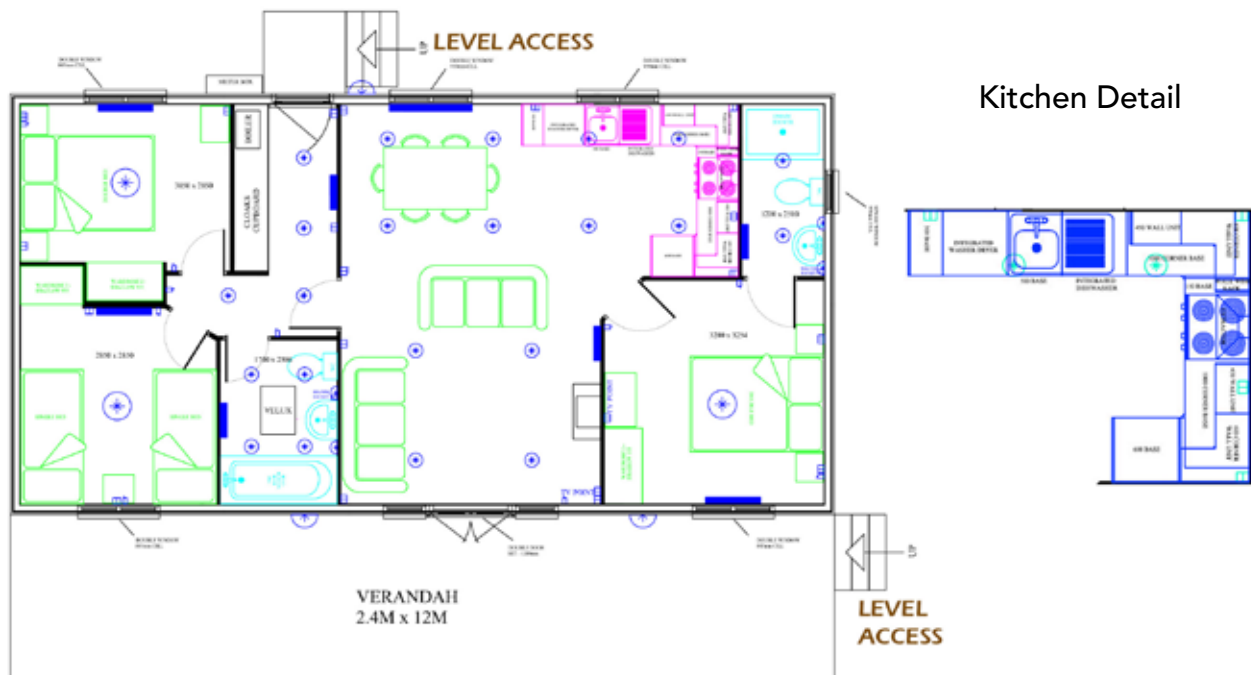




Laurel Lodge was built in February 2013 and purchased as a family friendly rental lodge to use occasionally by the owners and let out for the rest of the available holiday season. Laurel is full of character and situated on Marina View North. The lodge has been popular for both short term and long term rents being popular with corporate companies and holiday makers alike.



Laurel has a spacious open plan lounge with large central patio doors that boasts a view over the marina. An ideal lodge for get togethers, which easily sleeps up to six guests with two double bedrooms and a twin room. The lodge offers 760 square feet of living space and has the benefit of level access with no steps to negotiate. The veranda runs the full length of the lodge and is a generous 2.4 metres wide making it ideal for patio furniture and alfresco dining.

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.

Area: Marina View, plot 8

Licence: 95 years

Furnished Price: £154,500



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



LAUREL LODGE

Gross rental income confirmed from June 2018 until December 2018

£5,669.43

156 nights still available to let.

Included in the sale:

- All furniture, bedding, linen, towels, cutlery, plates, x2 flat screen TVs and all other items needed for self catering lodge
- Selection of board games & DVDs
- All kitchen items needed for self catering holidays including cutlery, plates, glasses, iron and ironing board. Bathroom items, towels and bed linen, duvets and pillows.
- Fully equipped kitchen including fridge/freezer, microwave, washer/dryer, dishwasher
- Radio/CD player / Ipod docking station
- Flat screen TV/DVD in living room
- Flat screen TV/DVD in master bedroom
- Patio furniture
- Travel cot



Fully equipped modern kitchen with integrated units, dining area and spacious open plan lounge with double door that open up to a marina view. The master bedroom has en-suite WC with shower and other bedrooms share a family bathroom with a shower over the bath.



The lodge is equipped with high quality soft furnishings and includes memory foam mattresses throughout to ensure a dreamy and tranquil night's sleep. The lodge has level access to the rear door and veranda.



Have the keys in as little as 2 weeks



95 years on site licence



Ready for viewings now



This Nordic style lodge benefits from beautiful views of Mercia Marina. It has 95 remaining years on the licence. The abundant mature planting is maintained by the marina to ensure you are always welcomed by beautiful tidy borders and a wealth of different plants that complement the pastel colour shade of the larch clad lodge. To the rear, the property has generous private parking space for two vehicles.

**Included in the price is all furniture, bedding, linen, towels, cutlery, plates, x2 flat screen TVs and all items needed for self catering holiday lodge that meets 5 star graded tourism rating.**

Laurel lodge is available for sale at a competitive price of £154,500.

Current Annual Pitch fee is £ 3306.64

Current Annual Local Authority Rates £410.03

Ask for letting details and costs

### KEY FEATURES

- ▶ Holiday business with bookings confirmed
- ▶ Centre Living Layout
- ▶ 3 Beds
- ▶ 2 Baths
- ▶ Gas Central Heating
- ▶ Open plan living room
- ▶ Desirable Location
- ▶ Dishwasher
- ▶ Washing / Dryer
- ▶ Fridge Freezer

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