

Grandstand view from Marina Heights



Nestled in 77 acres of beautiful Derbyshire landscape, Mercia Marina is the destination for shopping, eating, activities, holidays, nature walks and a special experience. It's like being at the seaside. Shop independent boutique retailers by the water or enjoy award winning dining in one of the restaurants. Take in rolling rural landscapes set off by a 24 acre lake stippled with colourful narrowboats. Many beautiful sculptures and public art to discover as well as events and spectacular Christmas light displays. Outdoor trim trail, children's play area, woodland walks, boat trips, free to use bikes, and a host of activities. The perfect base to explore the Peak District and close by tourist attractions.

*Please ask for full list of fixtures and fittings included in the sale

Parking

Private parking for 2 vehicles next to the lodge.

Current Annual Pitch fee index linked to RPI is £4104.11

Current Annual Local Authority Rates £422.40

Interested in a return on your investment? Letting Juniper Lodge through Cottages.com could achieve between £25,224 - £28,000+ gross income a year.



KEY BENEFITS

- ▶ 2' longer than standard
- ▶ Low energy
- ▶ Sun facing veranda
- ▶ Woodland and water views
- ▶ 3 Beds, 2 Baths
- ▶ Built to residential standard
- ▶ Fibre broadband
- ▶ Never used as a rental, excellent condition
- ▶ Open plan lounge
- ▶ Dishwasher, washer/drier
- ▶ Fitted appliances
- ▶ Balance of 10 year warranty
- ▶ sliding mirrored wardrobes to main bedroom

JUNIPER LODGE

EXCLUSIVE: Attractive lodge with grandstand view over water and boats
3 bedrooms, 2 bathrooms. 800sq ft of living space



MERCIA MARINA
VILLAGE & PARK



Sited on the highest point on the marina Juniper Lodge is one of 3 exclusive grandstand positions overlooking the marina. Enjoy your own holiday haven or market it as a popular holiday let with an exclusive deal with Cottages.com to see a projected gross income of £28K+ (unlimited owner bookings).

Area: Marina Heights Plot 2 Licence: 94 year Fully Furnished Price: £245,000

...book a viewing of Juniper Lodge 01283 703332

Mercia Marina
Findern Lane Willington Derbyshire DE65 6DW
01283 703332 www.merciamarina.co.uk

Viewing essential

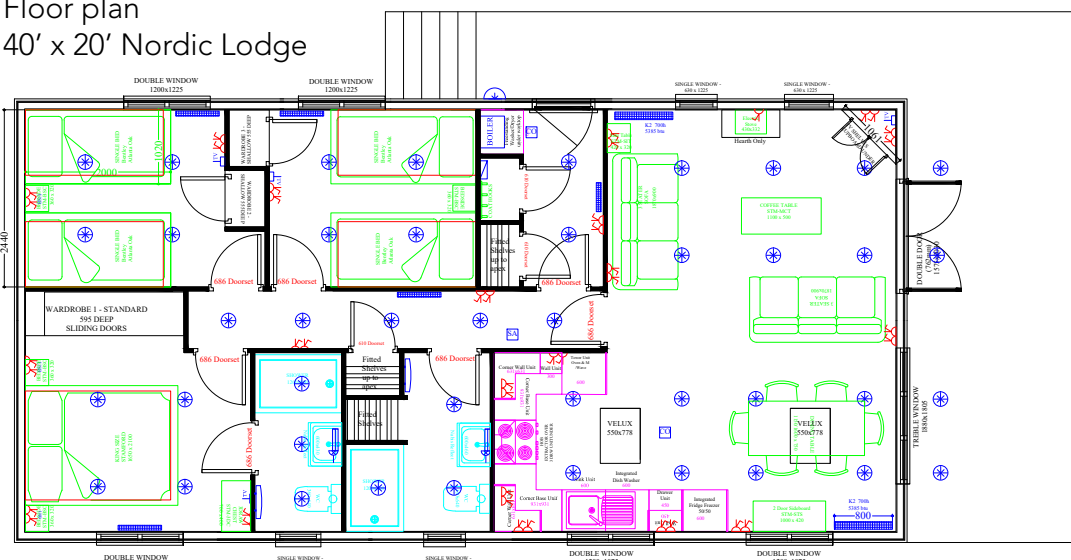
No stamp duty to pay



Juniper Lodge offers a rare opportunity to own one of 3 exclusive lodges situated on Marina Heights. As you approach, a meandering wooded path leads to the door of this delightful timber lodge clad in larch. This 3-bedroom holiday home is equipped with all the modern integrated appliances you need for tranquil holidays. The 3 bedroom lodge sleeps 6 people in genuine comfort and the large veranda is ideal for catching the sun and that grandstand view over water and boats. Both the family bathroom and ensuite have generous shower cubicles and there is plenty of storage built into the lodge.



Floor plan
40' x 20' Nordic Lodge



Take the first step to a lifestyle choice of relaxation...

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