

Take in 77 acres of beautiful countryside

ROWAN LODGE



*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 Rowan Lodge through Cottages.com could achieve between £25,224 - £28,000+ gross income a year.



KEY BENEFITS

- ▶ Centre living layout
- ▶ Low energy
- ▶ Sun facing veranda
- ▶ Elevated view over water
- ▶ 2 Beds, 2 Baths
- ▶ Built to residential standard
- ▶ Fibre broadband
- ▶ Popular holiday let
- ▶ Open plan lounge
- ▶ Dishwasher
- ▶ Fitted appliances
- ▶ 5 star reviews

EXCLUSIVE: Beautiful wooden lodge with prime views over water and boats
2 bedrooms, 2 bathrooms. 760sq ft of living space


MERCIA MARINA
VILLAGE & PARK



Rowan Lodge has been the favourite pick of many holiday guests with the best seat in the house when it comes to the view. Enjoy your own holiday haven or continue 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 View Plot 12 Licence: 89 year Fully Furnished Price: £200,000

...book a viewing of Rowan Lodge 01283 703332

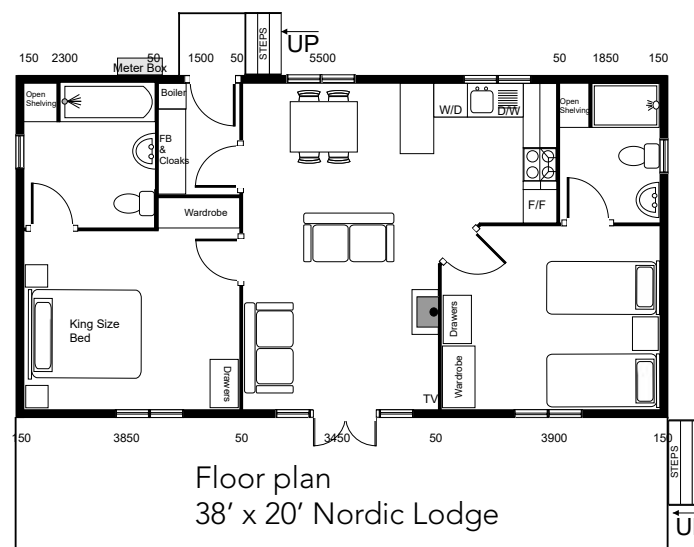
Mercia Marina
Findern Lane Willington Derbyshire DE65 6DW
01283 703332 www.merciamarina.co.uk

Viewing essential

No stamp duty to pay



Rowan Lodge has been the favourite destination for holiday guests year in and year out. Its beautiful framed view of the marina from the sizable deck is all you need to unwind. Spacious bedrooms with their own bathrooms add to the relaxing feel as you are met with views of water from all bedrooms and the sweet sound of bird song. Rowan includes everything needed for a self-catering holiday meeting the standard of 5 Star Gold by Visit England. The lodge is perfect for a getaway with all the feeling of a seaside coastal town minus the stressful journey.



Nestled in 77 acres of beautiful Derbyshire landscape, Mercia Marina is the destination for shopping, eating, activities, holidays, nature walks and a special experience. 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.



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

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