



High Standards

Maple lodge is clad in Siberian larch, a long lasting wood. The lodge is built to BS3632, guaranteeing quality and safety standards. Very high levels of insulation, double glazing and very efficient appliances keep costs low.

Parking

Private parking for 2 vehicles next to the lodge.

Current Annual Pitch fee (index linked to RPI) is £4543.25
Current Annual Local Authority Rates £422.40

For a return on investment try holiday letting through Cottages.com, Airbnb, or other channels to achieve between £29,000 to £32,000 gross income a year.



KEY BENEFITS

- ▶ 1' longer than standard
- ▶ Low energy
- ▶ Sun facing veranda
- ▶ Mature planting
- ▶ 3 Beds, 2 Baths
- ▶ Built to residential standard BS3632
- ▶ Fibre broadband
- ▶ Widened doors
- ▶ Ramped access
- ▶ Dishwasher
- ▶ Fitted appliances
- ▶ Wood fire

Unfurnished 3 Bed Holiday Home for Sale in a Desirable Location with Stunning Views (Non-Residential)



Maple Lodge is a three-bedroom Nordic-style lodge with a central living design, located on a corner plot offering views of the marina. The lodge has been exclusively used and meticulously maintained by the owner since new. It features parking for two cars and is wheelchair accessible, with a ramp to the entrance and widened doors, ensuring comfort and convenience for all guests.

Inside, you'll find solid wood floors throughout and a wood burning fire in the lounge. All internal doors were replaced just a year ago.

The lodge measures 39'x20', providing 780 square feet of living space excluding the generous veranda.

Area: Marina View plot 7 Licence: 88 years Unfurnished Price: £184,000

...book a viewing of Maple Lodge 01283 703332

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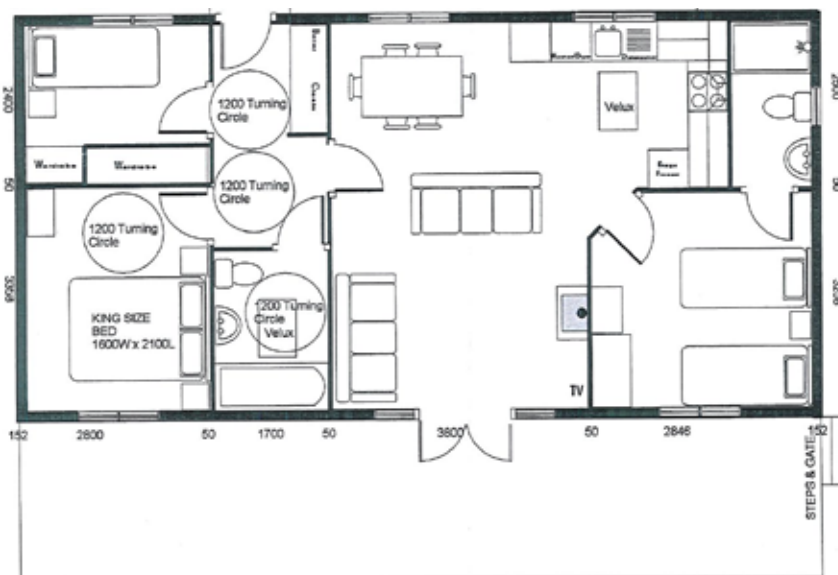
Enjoy your very own luxury holiday home

No stamp duty to pay



Maple Lodge is a stunning holiday home situated in the mature first phase of lodges at Marina View. It is the ever popular central living design with bedrooms each side of the lounge and one of the very few that offers a real wood fire.

With breathtaking views of the UK's largest inland marina, this lodge is perfect for unforgettable getaways with family or friends. Additionally, it can serve as a lucrative holiday rental, with many owners achieving a projected gross annual income of £30k+ through Cottages.com or similar channels.



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

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