



Erica Lodge

Excellent opportunity to acquire a high-quality retreat in a prestigious marina setting for holiday let or second home use:

- Three well-proportioned double bedrooms
- Open plan living and dining
- Two contemporary bathrooms including an en-suite
- Spacious veranda for alfresco dining and relaxation

Erica lodge is sold fully furnished and well equipped, making it an easy, ready-to-go option for anyone wishing to continue holiday letting.

Selling Price £220,500

A Distinctive Location



Key Features

- Erica Lodge is located within the prestigious and highly sought-after Mercia Marina
- Generous private veranda with garden furniture, ideal for outdoor dining and relaxation
- Award-winning holiday let, holding the Cottages.com Customer Choice Award
- Fully furnished, ready-to-go investment opportunity with flexible use as a holiday let, second home, or both
- Private parking for two vehicles

Step into luxury with the exceptional Erica Lodge located within the highly sought-after Mercia Marina. Designed to an exceptional standard throughout, the property offers three well-proportioned double bedrooms, two contemporary bathrooms including an en-suite, and an elegant open-plan living area ideal for modern living. Externally, the lodge benefits from a generous veranda with garden furniture for outdoor dining and relaxation. Combining refined style with comfort, the distinctive Erica Lodge presents an excellent opportunity to acquire a high-quality retreat in a prestigious marina setting.

Erica Lodge currently operates as a popular and well-established holiday home and is proud to hold the Cottages.com Customer Choice Award in 2023 and 2024. It offers a fantastic opportunity for those looking for an investment property, a second home, or a mix of both—providing the flexibility to enjoy personal holidays while generating rental income. The lodge is sold fully furnished and well equipped, making it an easy, ready-to-go option for anyone wishing to continue holiday letting. The existing stress-free letting service with Cottages.com and Mercia Marina can be transferred, or new owners are welcome to manage bookings themselves.

About Mercia Marina

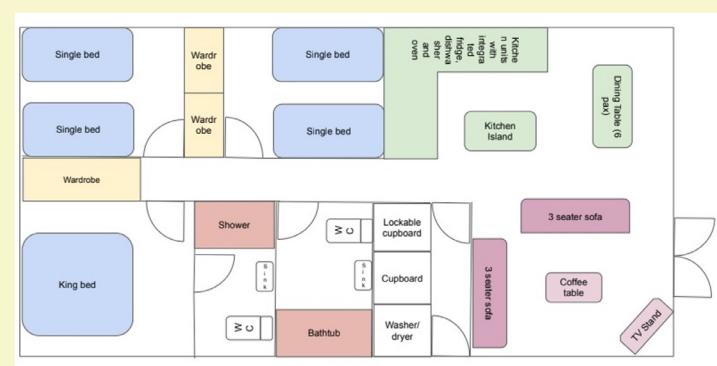
Set within 77 acres of picturesque Derbyshire countryside, Mercia Marina is a vibrant waterside destination offering boutique shopping, award-winning dining, and scenic walks around a 24-acre lake.



Explore beautiful sculptures, seasonal events, and use it as a gateway to the Peak District and other local attractions.

Annual Fees

- Annual pitch fee (RPI linked): £4,675
- Local authority rates: £450.45



For viewing, revenue & occupancy details contact Cindy Chew 07837316669
ericalodgemercia@gmail.com