

# WATERSIDE

— ESTATE AGENTS —



**CASA DI LUSSO  
WAVENEY RIVER CENTRE  
BURGH ST PETER**

**PRICES FROM  
£245,000**

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## **DESCRIPTION**

Every lodge comes with a hot tub!

Offering a fresh contemporary look complete with vaulted ceilings, colour coordinated furnishings, finished to the highest specification and set in a tranquil 5 star multi award winning holiday park and marina. Rented moorings are also available.

The lodge measures 44ft x 20ft with master bedroom with en-suite shower room, two further bedrooms (2 bedroom option available) and separate family bathroom.

Features include full UPVC sealed unit double glazing, LPG central heating, generous decked balcony with panoramic views. High vaulted ceiling to living room with full length picture windows. Wooden flooring and carpets throughout, walk-in wardrobes to both bedrooms and it has been decorated throughout in a “New England” style, complete with wooden blinds and natural muslin curtains.

The lodge includes ramp, carpets, furnishings, fully fitted kitchen and bathrooms, TV and DVD player, light fittings, crockery, cutlery and utensils. A hot tub is also included.



## **LOCATION**

Waveney River Centre is a family run, multi award winning, 5 star holiday park and marina set on the River Waveney, surrounded by the beautiful and tranquil Waveney Valley on the southern section of the Norfolk Broads.

The park is a haven for walkers, photographers and anglers alike, and has been awarded the David Bellamy Gold Conservation Award for the last 4 years, as well as Trip Advisor Certificate of Excellence, reflecting the site's achievements in both conservation efforts and customer service.

Facilities on site include the Waveney Inn, a bar and restaurant refurbished in 2014, focusing on locally sourced home cooked food and a wide selection of local ales, all set overlooking the marshes. There is a well-stocked convenience store and off licence, secure children's playground, launderette and information centre. Also on site are day boat and canoe hire, and a pedestrian ferry that links the park with Carlton Marshes Nature Reserve.



## HOLIDAY LET OPTION

The site provides a full management service enabling private owners to release their lodges for hire for as many weeks as they wish, with the site taking full responsibility for bookings, cleaning and linen hire.

To maximize an investment, private owners who make their lodges available for bookings with Waveney River Centre throughout the year are guaranteed a 7% net return on their investment for 3 years. This is after all expenses including ground rent, commission and cleaning.



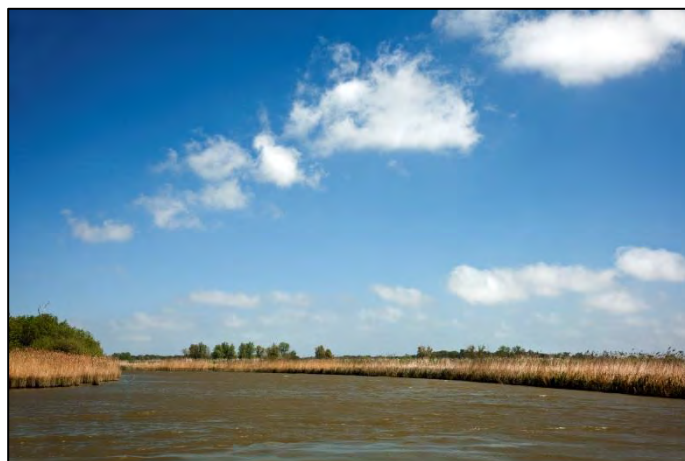
Private owners looking to let their lodge for part of the year would release the dates the lodge is not in use to Waveney River Centre, and they would take care of the rest. They welcome the hirers, collect the holiday charges and pay straight into your bank account on a monthly basis.

The costs to let your lodge work out as follows:

- 24% commission inc VAT on each holiday sold – this covers marketing, advertising, website, admin, check in and customer care.
- £55 cleaning charge – which includes linen, bathrobes, towels and maintenance check.
- £60 hot tub checks – this covers emptying, cleaning and refilling the hot tub and checking the chemical levels each day.
- £10 welcome pack – which includes a pack of local food and complimentary toiletries.

In August you could expect to see £825 per week sold after all the above costs are deducted.

In September the net hire to you would be around £440.





## **ADDITIONAL INFORMATION**

Lodges are offered on a 40 year licence at an initial ground rent of £3,944, reviewed annually. This sum includes maintenance of the grounds, water and drainage supplies, digital TV service, window cleaning and standing charges for electricity and gas.

The only extra charges are electricity and gas, which are metered and invoiced biannually.

The lodges may be occupied all year round but not used as a main or sole home.

Private moorings are also available for annual hire.

Casa di Lusso has a starting price of £245,000, depending on plot location.

## **AGENTS NOTE**

Please note that all information and images are for guidance only, as each lodge is individually created to your chosen specification

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

