

WATERSIDE

ESTATE AGENTS



**LAKWOOD LODGE
WAVENEY RIVER CENTRE
BURGH ST PETER**

**PRICES FROM
£189,950**

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DESCRIPTION

Every lodge comes with a free hot tub worth £5,000!

One of five different styles of luxury holiday lodge to choose from, made to order, set in a tranquil 5 star multi award winning holiday park and marina. Rented moorings are available.

Lakewood Lodge is a versatile and practical holiday home with contemporary styling, vaulted ceilings and an integral corner verandah, ideal for al fresco dining against a truly stunning location.

The lodge measures 40ft x 20ft, has two or three bedrooms, sealed unit double glazing and LPG central heating, plus a 6ft extended balcony.

The lodge comes complete and ready for immediate occupation and includes ramp, carpets, furnishings, fully fitted kitchen and bathrooms, TV and DVD player, light fittings, crockery, cutlery and utensils



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 an 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.

Starting price of £189,950, depending on plot location.



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.

