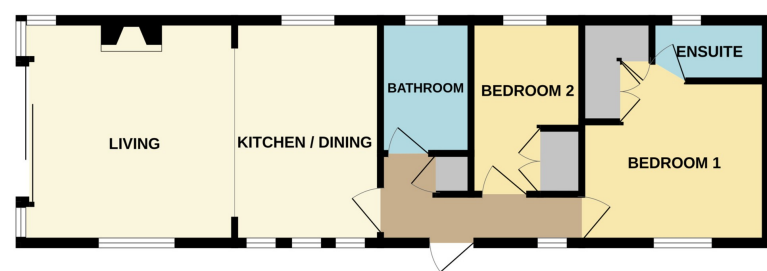




**93 South Bank, TALLINGTON LAKES, Tallington PE9 4RJ**

**£60,000**



\*\*\* ABI WESTWOOD LODGE \*\*\* This beautifully presented two double bedroom lodge is offered for sale with no onward chain. The accommodation briefly comprises an entrance hall leading into a spacious open-plan kitchen, dining and living area, complete with integrated appliances and air conditioning. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room and air conditioning, and both benefitting from built-in wardrobes, alongside a well-appointed family bathroom. The lease expires in 2037. Please refer to the full lease details provided below. EPC Energy Rating Not Required / Council Tax Band A.

**OPEN PLAN KITCHEN / DINING / LIVING**
**KITCHEN / DINING**

3.84m x 2.52m (12' 7" x 8' 3") (Approx) Fitted with a range of eye level and base units with worktops over. Stainless steel sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Integrated fridge/freezer, washing machine, dishwasher and microwave. Double eye level oven, gas hob with extractor hood over. Inset spotlights to the ceiling, radiator. Four UPVC windows.

**LIVING AREA**

3.84m x 3.55m (12' 7" x 11' 8") (Approx) Four UPVC windows and UPVC sliding doors to decking. Feature fireplace, built-in cupboards, and air conditioning unit.

**HALLWAY**

UPVC door and window. Storage cupboard housing gas boiler, built-in storage, inset spotlights to the ceiling, and radiator.

**BEDROOM ONE**

3.29m not including wardrobes x 3.21m (10' 10" x 10' 6") (Approx) UPVC window. Built-in wardrobes and cupboards, modern vertical radiator, and air conditioning unit.

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and low level corner WC. UPVC window. Heated towel rail, and inset spotlights to the ceiling.

**BEDROOM TWO**

2.98m x 1.91m (9' 9" x 6' 3") (Approx) UPVC window, built-in wardrobe, and radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level WC. UPVC window, heated towel rail, and inset spotlights to the ceiling.

**FLOORPLAN**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

**AGENT NOTE**

20 year lease from 2017.

Annual plot fee from 1st April 2026 to 31st March 2027 inclusive is £3,216.04. Sewage £635.91, water rates £443.88, electricity standing charge £85.60, insurance admin fee £32.94.

Tallington Lakes will move the lodge from its current location on the lake to another part of the site on completion of any purchase to another site within the park. The purchaser will be responsible for the cost of moving the lodge and the decking, which is £5,500 + VAT.

