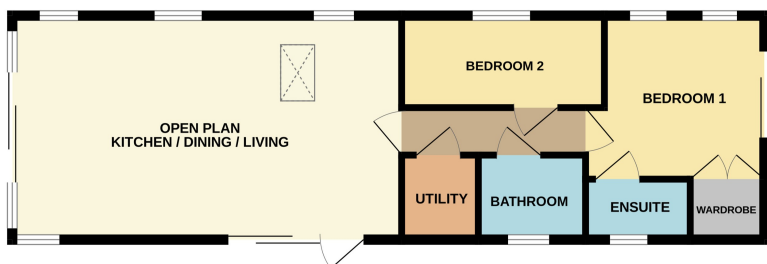




1a Windsurf Bank, Tallington Lakes PE9 4RJ

£62,000



*** PEMBERTON PARK LANE *** Briefly comprising a generous kitchen/dining area that seamlessly flows into the spacious living room, complete with air conditioning and direct access to the decking area, perfect for relaxing or entertaining. The principal bedroom boasts a walk-in wardrobe, air conditioning, a private en-suite shower room, and access to its own veranda. A second bedroom features a thoughtfully designed built-in dressing table with wardrobes on either side. A stylish three piece family bathroom completes the accommodation. Lease information below. EPC Energy Rating Not Required / Council Tax Band A.

DOOR TO:

KITCHEN / DINING AREA

12' 10" x 9' 11" (3.91m x 3.02m) (approx) Fitted with a range of eye level and base units with worktop over. Stainless steel sink and drainer with mixer tap over. Eye level oven, five ring gas hob with extractor over. Integrated microwave, integrated fridge / freezer, integrated 3/4 dishwasher. Radiator. UPVC double glazed windows to the sides, Velux skylight and UPVC sliding doors to the side.

LOUNGE AREA

12' 10" x 12' 05" (3.91m x 3.78m) (approx) Radiator and air conditioning unit. UPVC double glazed windows to the sides, UPVC double glazed patio door to the decking.

HALLWAY

Radiator.

UTILITY

Cabinetry, space and plumbing for washer dryer.

BEDROOM ONE

10' 03" x 9' 03" (3.12m x 2.82m) (approx) Two UPVC double glazed windows to the side, UPVC double glazed door to the rear decking. Radiator, dresser, walk in wardrobe and air conditioning.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, radiator. UPVC double glazed window to the side.

BEDROOM TWO

10' 06" x 5' 03" (3.20m x 1.60m) (approx) UPVC double glazed window to the side. Built-in wardrobes, cupboards and dresser. Radiator.

BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Storage cupboards, radiator. UPVC double glazed window to the side.

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

Plot fees for 2025/2026 are £3,074.61, sewage £607.94, water £424.36, electric standing charge £81.84, insurance admin fee £31.49. The lease will expire in 2037.

This lodge is currently positioned on a lakeside plot. Upon completion of a purchase, Tallington Lakes will relocate the lodge to Edelweiss View, where the buyer will have the opportunity to choose their preferred plot from the available options. Please note, the cost of moving the lodge and its decking will be the responsibility of the purchaser

