



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



FLAG HILL, COLCHESTER, CO7 8RF

PRICE £62,500

Situated on the highly regarded Bentley Country Park with 11 months occupancy, this 2019 park home boasts an ensuite to bedroom one, off-road parking, and two decked areas to enjoy the summer evenings.

- Two Bedrooms
- 2019 Park Home
- En Suite To Bedroom One
- Off-Road Parking
- 11 Months Occupancy
- Bentley Country Park



Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN/DINER

11'10 x 7'10 (3.61m x 2.39m)



LOUNGE

14'9 x 11'10 (4.50m x 3.61m)



BEDROOM TWO

7'10 x 5'8 (2.39m x 1.73m)



SHOWER ROOM

7'9 x 3'8 (2.36m x 1.12m)



BEDROOM ONE

11'2 x 9'8 (3.40m x 2.95m)



EN SUITE

3'8 x 3'5 (1.12m x 1.04m)



OUTSIDE

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Agents Note Sales

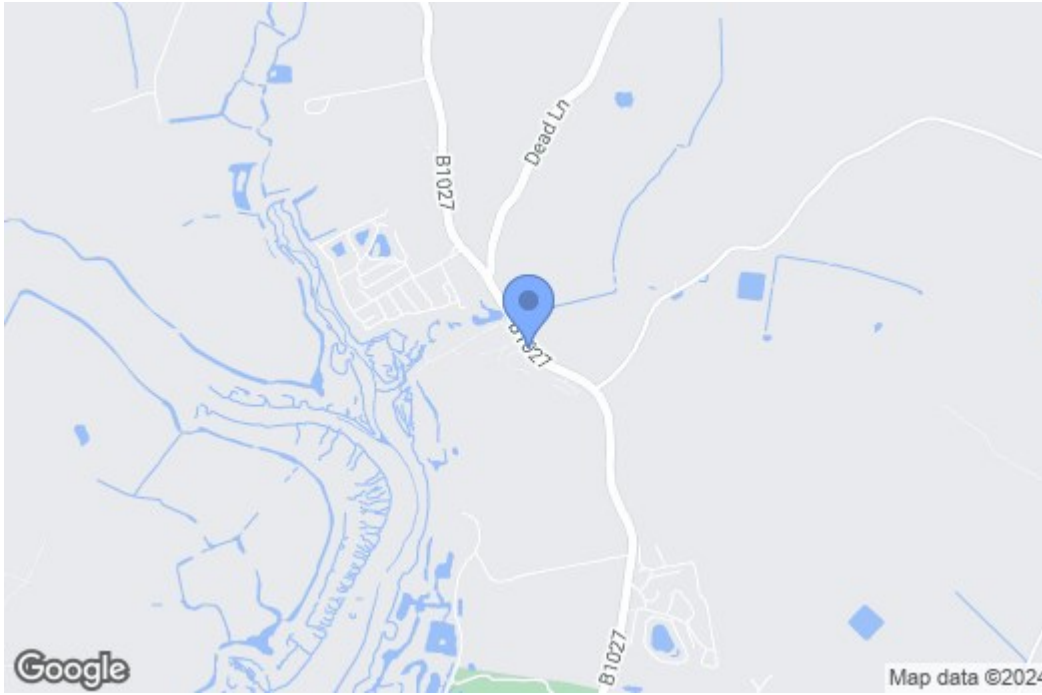
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

SITE FEES

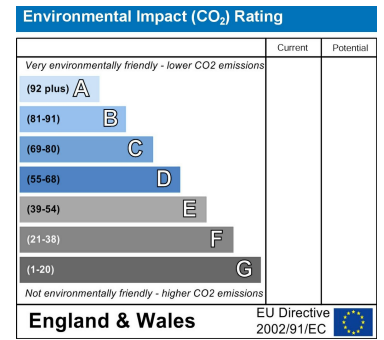
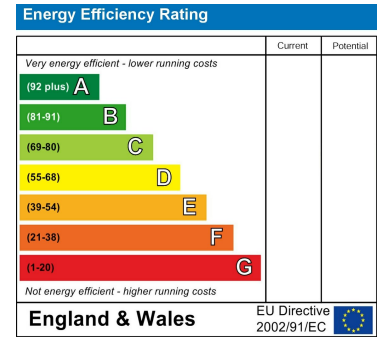
From £4,000 PA.

Utilities metered and billed separately.

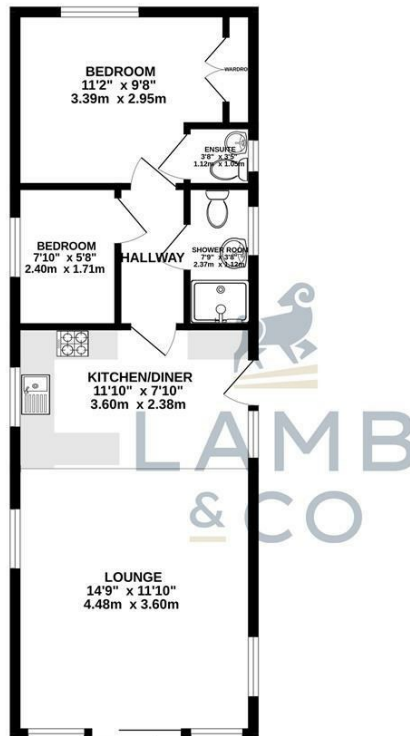
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 530 sq.ft. (49.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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