



LAMB & CO

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Inspired by property, driven by passion.



## SEVEN ACRES, ST JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS PRICE £175,000

**\*\* BRAND NEW LUXURY PARK HOME - READY TO MOVE IN! \*\*** Introducing 'SEVEN ACRES', a stunning new development of 64 luxury Park Homes for the over 50's with 12 month leisure licence in beautiful landscaped grounds. Model shown is a Victory Faraday 40' x 20' and is on site and available to purchase now!

- Brand New Park Homes
- Over 50's
- Range of Models to Suit All Tastes/Budgets
- Surrounded by Countryside
- Great Community on Site
- Luxury Landscaped Grounds
- 12 Month Licence
- Mains Services
- Gated Entrance



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## SUMMARY

Exclusive luxury lodge park. All plots come with external landscaped garden area, off-road parking, 12 month leisure licence. All homes come fully equipped and furnished with a choice of models are available,

The park offers peaceful surroundings with landscaped grounds and is dog friendly.

## SITE FEES

£3,525 PA.

Utilities metered and billed separately.

## SERVICES

Mains gas, electricity, water, drainage and fibre broadband are connected to all plots.

## MODEL

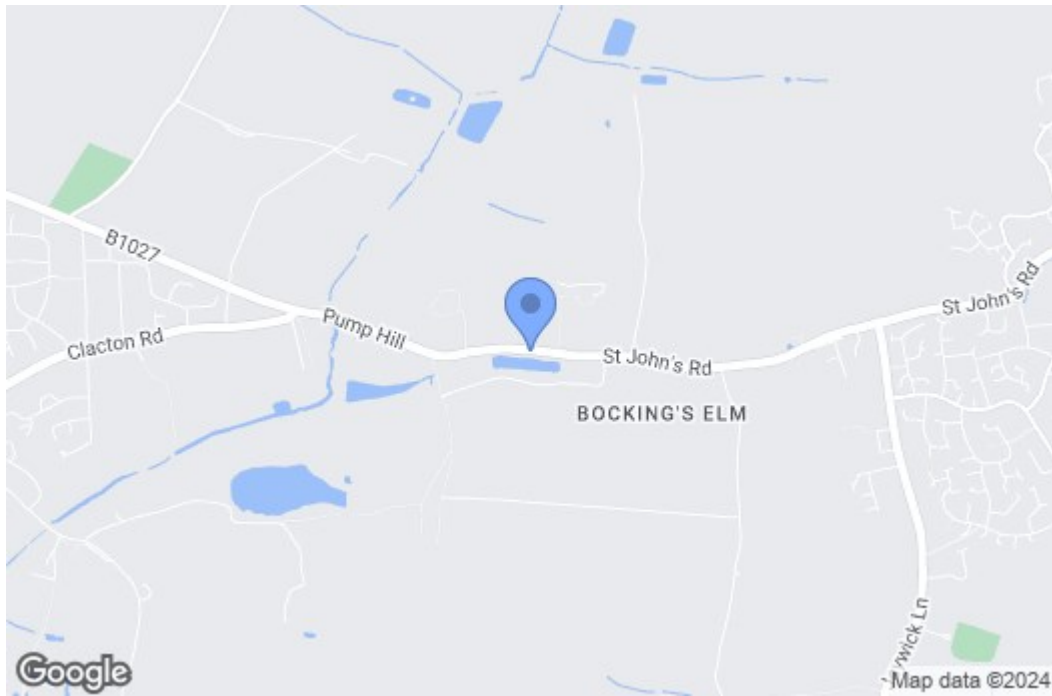
Model shown is Victory Faraday 40' x 20'

## COUNCIL TAX

Purchasers can choose to be registered for Council Tax if they wish (Band A), otherwise non-domestic rates are charged at approximately £432.00 PA.



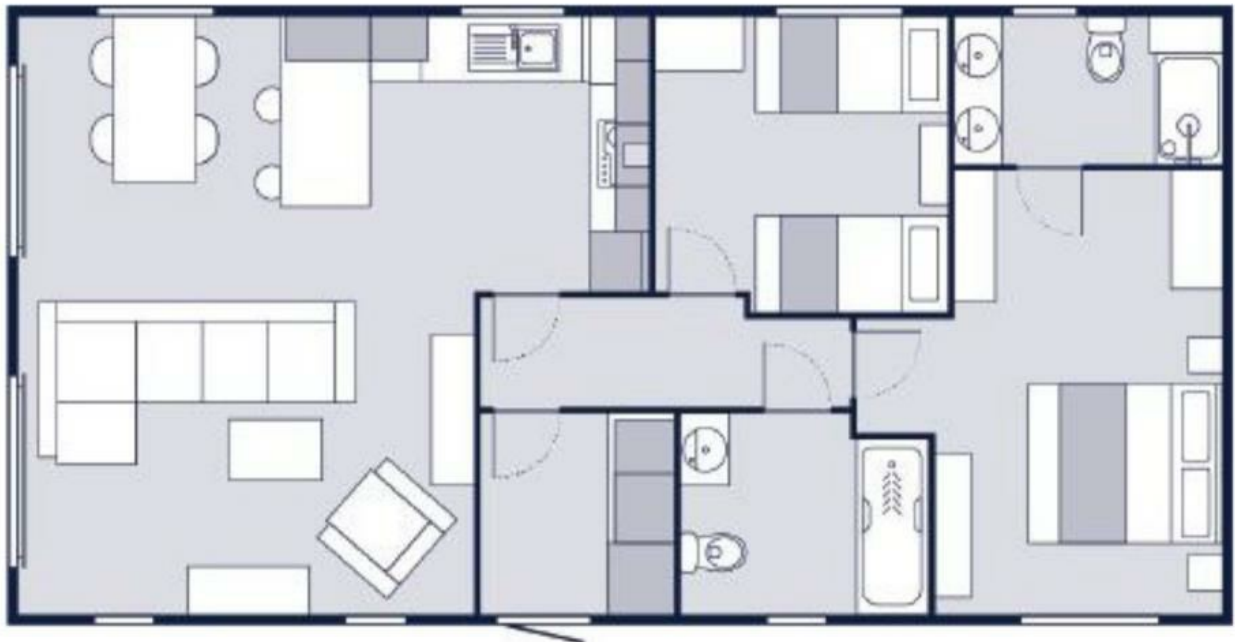
## Map



## EPC Graphs

## Floorplan

2.



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