



LAMB & CO

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Inspired by property, driven by passion.



## FLAG HILL, COLCHESTER, CO7 8RF

PRICE £75,000

This immaculately presented two bedroom Eleven month holiday park home is located on the select modern gated development of Bentley Country Park, in Great Bentley (just outside the village of St Osyth). The property is conveniently positioned in a semi rural setting close by to Great Bentley's popular 'Martins Farm' Country Park and is within four and a half miles of Clacton's town centre and seafront. Colchester's historic town centre is also within ten miles.

- Two Bedrooms
- Gated Location
- Balcony
- En Suite
- Well Presented
- Mains Gas



## KITCHEN/BREAKFAST ROOM

12'4" 9'4" (3.76m 2.84m)



## BATHROOM

6'9" 6'5" (2.06m 1.96m)



## LOUNGE/DINER

21'6" 19'3" (6.55m 5.87m)



## BEDROOM TWO

11'2" 9'6" (3.40m 2.90m)



## BEDROOM ONE

11'00" 9'3" (3.35m 2.82m)



## EN SUITE

6'8" 5'1" (2.03m 1.55m)



## OUTSIDE

### 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.

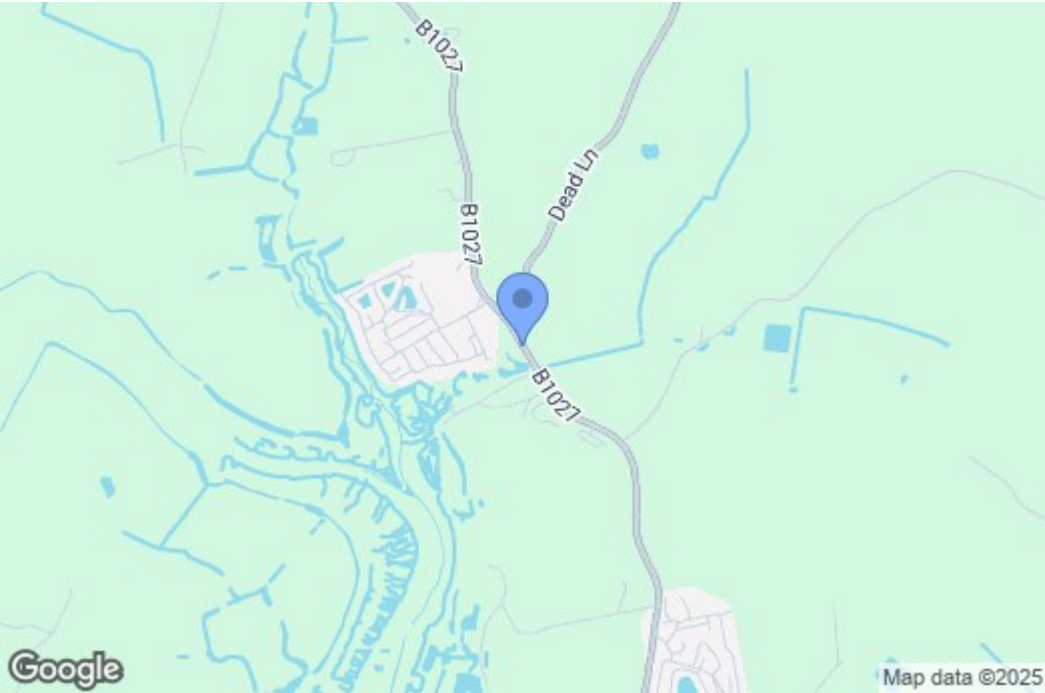
### AML

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.

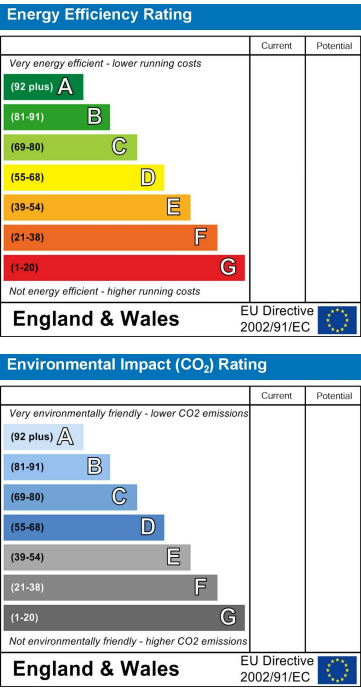
### Material Information

Council Tax Band: A  
Heating: Gas central heating  
Services: Mains electricity, gas, water & drainage  
Broadband: Superfast  
Mobile Coverage: O2 - Likely. EE, Three, Vodafone - Limited  
Construction: Park Home  
Restrictions: No  
Rights & Easements:  
Flood Risk: Low  
Additional Charges: Site Fees - £5,500 Per Annum  
Seller's Position: Chain free

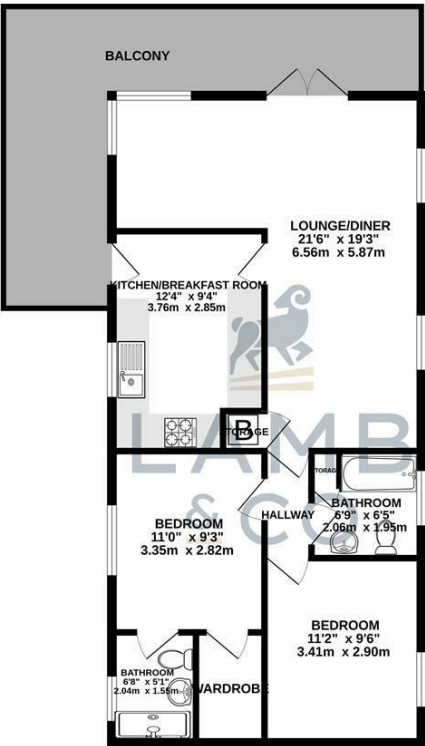
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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 as to their operability or efficiency can be given.  
Made with Metropix (2025)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.