



**Warren Lodges The Warren Estate, Woodham Walter Maldon CM9 6RW**





**welcome to**

**Warren Lodges The Warren Estate, Woodham Walter Maldon**

**\*\* GUIDE PRICE £230,000 - £250,000 \*\*** Situated on the edge of the BEAUTIFUL WARREN ESTATE, backing onto woodland within the PICTURESQUE VILLAGE of Woodham Walter, is this STYLISH MODERN TWO BEDROOM LODGE, enjoying access to a WEALTH OF AMENITIES including health club, indoor pool and golf club.



### Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

### Entrance

Double glazed UPVC door to :-

### Entrance Hall

Built in storage cupboard, doors to :-

### Lounge Dining Area

18' 10" x 17' 2" max ( 5.74m x 5.23m max )  
Double glazed UPVC windows to front, French doors to side opening onto the decked seating area, radiator, open to :-

### Kitchen

10' 4" x 7' 10" ( 3.15m x 2.39m )  
Double glazed UPVC window to rear plus Velux skylight window, modern fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with integrated fridge, freezer, dishwasher, washing machine, double oven and gas hob with extractor over.

### Bedroom One

10' 10" x 9' 2" plus recess ( 3.30m x 2.79m plus recess )  
Double glazed UPVC window to front, built in wardrobes with sliding doors, radiator, door to :-

### En Suite

Double glazed UPVC window to rear, modern white suite comprising corner shower, low level WC and large vanity basin, part tiled walls, chrome heated towel rail.

### Bedroom Two

11' max x 9' 1" ( 3.35m max x 2.77m )  
Double glazed UPVC window to rear, fitted wardrobe with sliding mirrored doors, radiator.

### Bathroom

Double glazed UPVC window to front, modern white suite comprising panel bath with shower over, low level WC and large vanity basin, part tiled walls, chrome heated towel rail.

### Outside

#### Terrace And Gardens

The property enjoys a sun terrace accessed from the lounge diner, and there is a small garden area to the rear of the lodge where, though not part of the property, the owners have a small storage shed and some decorative shrubs.

#### Amenities

The Warren Estate enjoys access to a range of amenities (additional costs/memberships may apply) including Health Club, Indoor Pool, Hot Tub, Golf Club, Driving Range, Putting Green and Sports Bar.

#### Residence And Fees

The property can be occupied 50 weeks per year. The current annual pitch fee is £4,721 (Subject to annual review). Upon resale of the lodge, the owner is liable to pay 7.5% plus VAT to The Warren Estate.



**view this property online** [williamhbrown.co.uk/Property/MLN104506](http://williamhbrown.co.uk/Property/MLN104506)



welcome to

## Warren Lodges The Warren Estate, Woodham Walter Maldon

- Two Bedroom Luxury Lodge
- Wealth of Amenities
- Picturesque Location
- 50 Week Residency
- Sun Terrace

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 4721.00

This is a Leasehold property with details as follows; Term of Lease 45 years from 16 Dec 2016.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104506](https://www.williamhbrown.co.uk/Property/MLN104506)



Property Ref:  
MLN104506 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**