

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Omar Avenue Clacton-On-Sea, CO16 8BB

\*\*\*\* PARK FEES AND COUNCIL TAX COVERED FOR 2024 ON ALL PURCHASES BEFORE THE END OF MAY 2024 \*\*\*\*

The Vison is a 45' x 20 park home located on the Brand New Gated, Fully Residential Park of Chester Chalets. This new development is exclusively for the over 45's and offers private parking, integrated appliances, garden with an artificial lawn for easy maintenance and an ASGARD 5' x 7' metal shed. With homes available now and PART EXCHANGED offered there really is no reason not to have a look!

- 45' x 20' Fully Residential Park Home
- Brand New Development
- Over 45's
- Private Garden
- Parking
- Integrated Appliances
- Pets Allowed
- Part Exchange Available
- Call Now to View



**Price £269,995 Freehold**

LOUNGE



KITCHEN DINER





KITCHEN DINER



BEDROOM ONE



DRESSING AREA



ENSUITE



BEDROOM TWO



BATHROOM

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## OUTSIDE

Each plot comes with its' own private garden and off street parking. The garden area will be laid with an artificial lawn for easy maintenance. Also, each garden will have an ASGARD 5' x 7' metal shed.

### Material Information (Park Home)

Monthly ground rent/site fee amount (£):250pcm (2024)

Ground rent review period: January

Age Restriction: Over 45's

Pets: Allowed

Council Tax Band: TBC

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### Anti-Money Laundering

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

