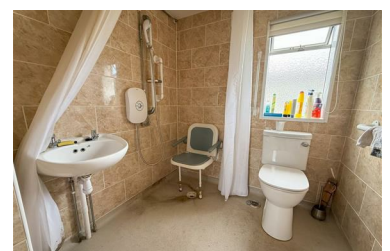




Meadowview Park, St Osyth Road Little Clacton, CO16 9NP

Located on the popular Meadowview Park on the borders of Clacton and Little Clacton is this ONE BEDROOM FULLY RESIDENTIAL PARK HOME for the Over 30's. Clacton's town centre and mainline railway station are positioned approximately three miles away. The property is in need of some modernisations throughout and an early viewing is advised to appreciate the potential on offer.

- 11'3 x 9' Bedroom
- 11'3 x 10'6 Lounge
- 11'3 x 8'10 max Kitchen/Diner
- Modern Style Wet Room
- Gas Central Heating (n/t)
- Double Glazed Doors
- Single Glazed Windows
- Communal Parking
- Over 30's Residential Park Home
- Council Tax Band A



Price £25,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Built in storage cupboard. Doors to;

BEDROOM

11'3 x 9'

Radiator. Double glazed window to side.



SHOWER ROOM

Fitted with a modern style wet room comprising; Fully tiled walls. Wall mounted electric shower (no tested). Wash hand basin. Raised low level W.C. Single glazed window to side.



KITCHEN DINER

11'3 x 8'10 nar 6'2

Fitted with a range of cream fronted units with laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Cooker space with extractor hood above (not tested). Single drainer stainless steel sink unit with cupboards below. Space and plumbing for dishwasher. Built in storage cupboard housing wall mounted gas combination boiler serving hot water and central heating system (not tested). Single glazed windows to either side. Radiator, Open access to;



LOUNGE

11'3 x 10'6

Radiator. Single glazed window to side, Double glazed door to side. Single glazed oriel beau bay window to front overlooking parking space and communal ground beyond.



OUTSIDE -

The property benefits from own private outside storage shed. There are communal grounds and parking around the site.



LE 0924

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.

Material Information (Park Home)

Monthly ground rent/site fee amount; £244.77

Ground rent review period: January 2025

Age Restriction: Over 30's

Pets: No

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): No current supplier

In the last couple of years had new boiler & radiators.

Non-Standard Property Features To Note:

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Particular Disclaimer

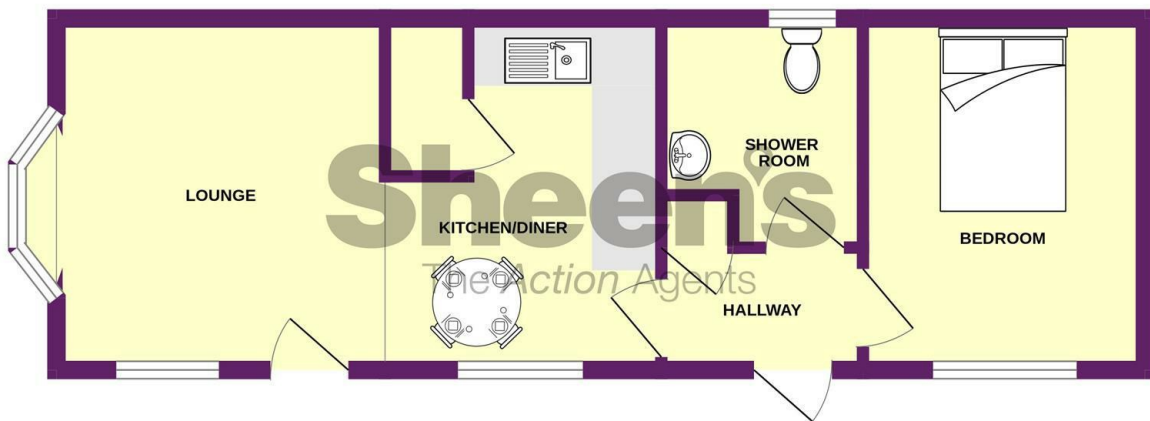
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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 as to their operability or efficiency can be given.
Made with Metropix ©2024

Selling properties... not promises

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

Sheen's
The Action Agents