



Meadowview Park Little Clacton, CO16 9NP

Suitable for over 30's, Sheen's are pleased to offer for sale this **ONE BEDROOM FULLY RESIDENTIAL PARK HOME** situated on the popular Meadowview Park development. The park itself is located in Little Clacton, a popular village area, and is located approximately two and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station.

- One Bedroom
- 11'9 x 11'8 Lounge
- 11'9 x 8'10 Kitchen
- Shower Room
- Double Glazed Windows
- Gas Central Heated (n/t)
- Fully Residential
- No Pets
- Council Tax Band A



Price £40,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Doors to;

KITCHEN

11'9 x 8'10

Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit. Plumbing and space for cooker and fridge freezer. Selection of matching cupboards and drawers at both eye and floor level. Storage cupboard housing wall mounted gas boiler (not tested). Radiator. Double glazed window to both side aspects. Open access to;



LOUNGE

11'9 x 11'8

Double glazed window to front and side. Radiator. Double glazed door to side.



BEDROOM

11'9 x 10'3

Double glazed window to side. Radiator. Fitted cupboards with overhead storage.



SHOWER ROOM

White suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower (not tested). Radiator. Part panelled walls. Double glazed window to side.



OUTSIDE

Personal brick built storage shed to side. Communal grounds. Lawned communal areas. Communal parking space.



LE 1024

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 (£): £250.39 Ground rent review period: January 2025

Age Restriction: Over 30's Pets: No Council Tax Band: A

Services Connected:

(Gas): Yes LPG (Electricity): Yes (Water): Yes (Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

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.

Particular Disclaimer

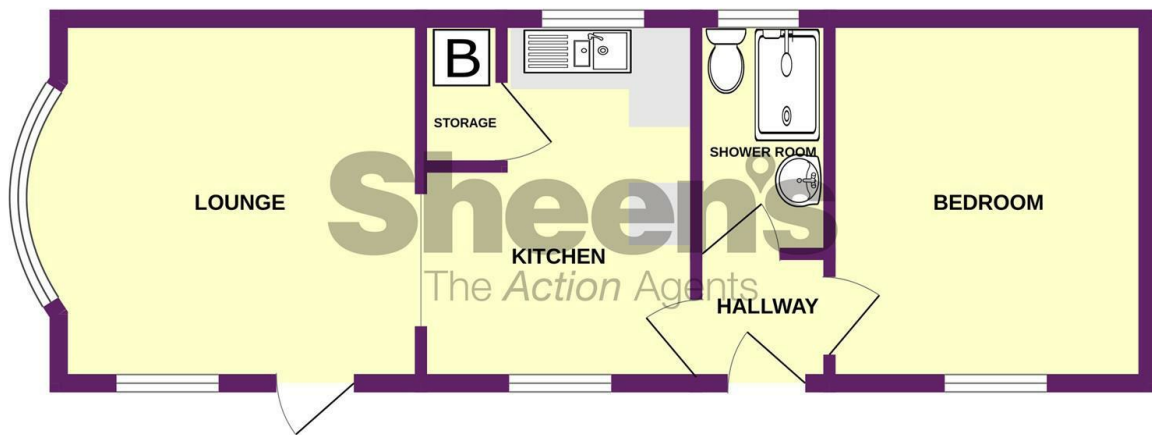
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

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