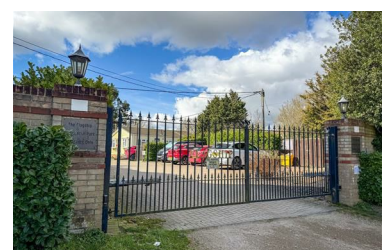




Flagship Park, Flag Hill Great Bentley, CO7 8RE

This Fully Residential Park Home is located on the Popular modern Gated 'Flagship Park' development in the Great Bentley Area. An early inspection is highly advised to appreciate all that this home has to offer. Offering Two Bedrooms, A spacious Lounge/Diner, Allocated Parking Spaces and Private Garden, this impressive home is not one to be missed. The property is conveniently positioned in a semi rural setting and is within four and a half miles of Clacton's town centre and seafront with Colchester's historic town centre within ten miles.

- Two Bedrooms
- En-Suite Wet Room
- 19'5 max. Lounge/Diner
- 11'9 x 9'6 Fitted Kitchen
- Modern Bathroom Suite
- Central Heating (n/t)
- Allocated Parking
- Private Garden Areas
- Over 50's Gated Site
- Pets Allowed



Price £175,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Built in cloak cupboard. Built in airing cupboard. Radiator. Wood effect flooring. Doors to:



LOUNGE/DINER

19'5 x 15'5 nar 10'1

Feature electric fireplace. Three radiators. Two double glazed oriel bay windows to front. Two double glazed picture windows to side. Door to Kitchen.



ALTERNATE VIEW OF LOUNGE/DINER



LOUNGE AREA VIEW



DINING AREA VIEW



KITCHEN

11'9 x 9'6

Fitted with a range of gloss laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring ceramic electric induction hob with extractor hood above. Inset high level electric oven (all appliances not tested). Fridge/freezer space. Space and plumbing for washing machine. Tiled splash backs. Radiator. Double glazed window and door to garden.



ALTERNATE VIEW OF KITCHEN



BEDROOM ONE

10'3 x 9'6

Radiator. Fitted bedroom furniture. Double glazed window to side. Doors to Walk in Wardrobe & En-Suite.



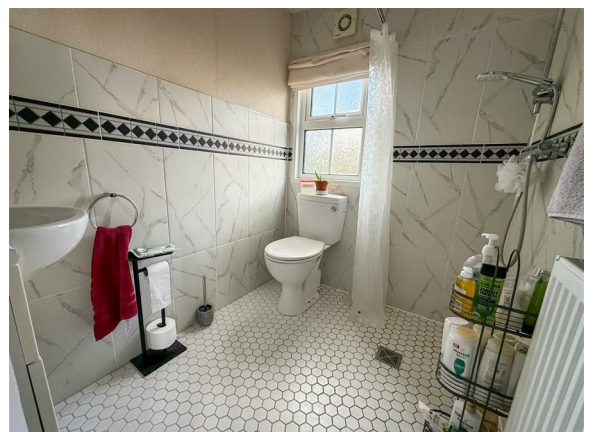
WALK IN WARDROBE

6'8 x 4'2

Radiator.

EN-SUITE WET ROOM

Fitted with a modern style wet room. Wall mounted electric shower. Wash hand basin. Raised level W.C. Tiled splash backs. Decorative tiled flooring. Extractor fan (not tested). Radiator. Double glazed window to rear.



BEDROOM TWO

9'9 x 9'8

Fitted wardrobes. Radiator. Double glazed window to side.



BATHROOM

Fitted with a modern white suite. Comprises panel bath. Raised level W.C. Vanity wash hand basin. Tiled splash backs. Radiator. Extractor fan (not tested) Double glazed window to side.



OUTSIDE - FRONT

Front garden is laid to lawn with block paved area providing off street parking. Gate gives access to



REAR GARDEN

Landscaped garden. Comprises raised wooden decked patio area. Additional decked patio area. Timber summer house and additional storage sheds (all with power and light connected). Array of shrubs. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



ALTERNATE VIEW OF GARDEN (2)



GATED ENTRANCE TO FLAGSHIP PARK



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £326 per month which includes water rates. Ground rent review period: TBC

Age Restriction: Over 50's Pets: Two Pets Allowed 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:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

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.

JE 0325

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce

Flagship Park, Flag Hill, Great Bentley, CO7 8RE

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.



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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