

FOR SALE

ABI Attingham, Seven Oaks Holiday Home Park, Crew Green, Shrewsbury, SY5 9BU

Halls 1845



FOR SALE

Price £67,995

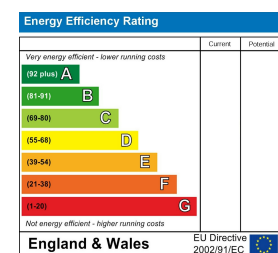
ABI Attingham, Seven Oaks Holiday Home Park, Crew Green, Shrewsbury, SY5 9BU

A most appealing and beautifully appointed static caravan offering particularly spacious accommodation with parking and feature decked sun terrace in an elevated position on this 5 Star rated holiday park.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 10.2 miles and Welshpool 12 miles. ALL MILEAGES ARE APPROXIMATE.



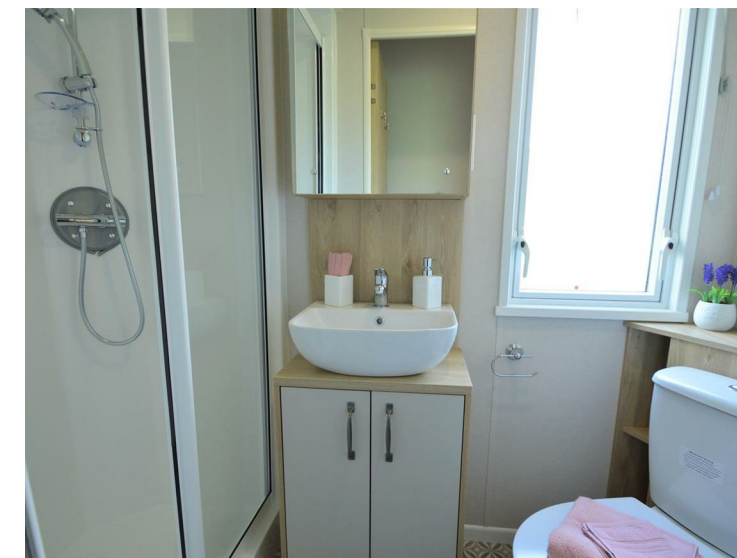
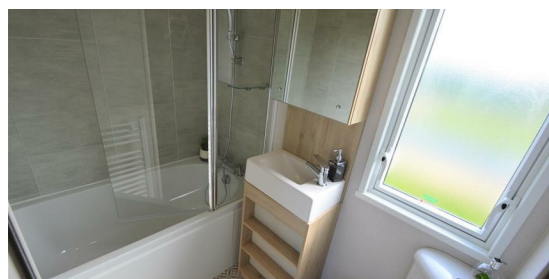
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Luxury static ABI Attingham caravan**
- **Spacious accommodation**
- **Decked sun terrace**
- **Private parking area**
- **Elevated position**
- **5 Star rated holiday park**

SITUATION

Covering approximately 40 acres, Seven Oaks is an immaculately maintained and thoughtfully designed 5-star rated holiday park, positioned in a beautiful rural location offering panoramic views over the surrounding hills, the free flowing River Severn and out towards the Welsh mountains. The location of the park enables all residents to enjoy everything that Shropshire and the Welsh Marshes has to offer, whilst also being conveniently positioned for those wishing to travel to the coast. Seven Oaks Holiday Park has a number of features including: Crown Green Bowling, Pitch & Putt, Fishing (river and lakes), Gymnasium, Launderette, Dog Exercise Paddock, Book/Video Library, Piped gas and water and free Wifi.

DESCRIPTION

Condition: New
 Year of manufacture: 2023
 Make: ABI
 Model: Attingham
 Colour: Green
 Type: Luxury Static Caravan
 2 Bedrooms
 Dimensions 39' x 12'

ACCOMMODATION

KITCHEN AREA

Providing an extensive and attractively appointed range of units comprising cupboards and drawers with generous work surface area over. Numerous integrated appliances including a cooker, integral microwave, dishwasher and fridge freezer.

LIVING/DINING AREA

With ornamental fireplace and sliding patio doors leading out onto a raised decked sun terrace.

BEDROOM 1

Providing an extensive range of fitted bedroom furniture comprising wardrobes and drawer units.

BEDROOM 2

With twin fitted beds and further range of fitted wardrobes.

SHOWER ROOM

With suite comprising low level WC, wash hand basin set on vanity unit and shower cubicle.

OUTSIDE

The static caravan has the benefit of a generous private parking area.

THE TERRACE

ABI Attingham has the advantage of an elevated position and a decked sun terrace.

GENERAL REMARKS

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas central heating. None of these services have been tested.

TENURE.

Leasehold. The lease is for 15 years from the date of purchase and the service charge is £3359 per annum.

VIEWINGS.

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

DIRECTIONS

Take the A458 Welshpool Road heading west. Having past through the village of Ford, take the right turn along the B4393 road heading towards Alberbury. Follow this road through Alberbury and continue through Coedway and after a short distance, Seven Oaks Holiday Park will be found on the right hand side.