

FOR SALE

Atlas Ruby, Seven Oaks Holiday Home Park, Crew Green, Shrewsbury, SY5 9BU



FOR SALE

Price £60,995

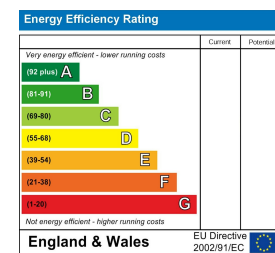
Atlas Ruby, Seven Oaks Holiday Home Park, Crew Green, Shrewsbury, SY5 9BU

A most appealing and beautifully appointed static caravan offering particularly spacious accommodation with parking located 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  
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MILEAGES: Shrewsbury 10.2 miles and Welshpool 12 miles. ALL MILEAGES ARE APPROXIMATE.



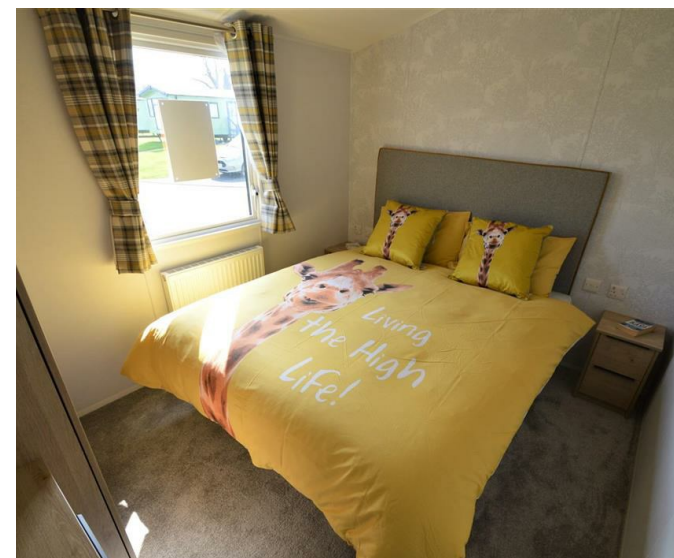
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **Luxury static Atlas Ruby caravan**
- **Spacious accommodation**
- **Two bedrooms**
- **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.

**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.

**DESCRIPTION**

Condition: New  
 Year of manufacture: 2023  
 Make: Atlas  
 Model: Ruby  
 Colour: Green  
 Type: Luxury Static Caravan  
 2 Bedrooms  
 Dimensions 38' 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 an integral microwave cooker, dishwasher and fridge freezer.

**LIVING/DINING AREA**

With ornamental fireplace.

**BEDROOM 1**

Providing an extensive range of fitted wardrobes and drawer units.

**BEDROOM 2**

With twin fitted beds and fitted wardrobe.

**SHOWER ROOM**

Providing an attractive white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, shower cubicle with splash screen. Extensive fitted shelving.

**OUTSIDE**

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

**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.**

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