



**Palm Court, Battlesbridge, Wickford  
Park Home**

**Price: Offers In Excess of : £175,000**

*Leasehold*

# Palm Court, Battlesbridge, Wickford – 2 Bedroom, 2 Bathroom, Park Home with Parking

## Property Details:

If you are looking for something spacious and ready to move in then you need to see this! Well-presented 2 bedroom, 2 bathroom, Park Home in the popular Hayes Country Park, over 50's complex. This lovely home is full of character and a perfect retreat with peaceful surroundings yet close to shops, amenities and transport links. The property offers 2 large double bedrooms; both with fitted furniture and the Master bedroom has its own En-Suite and walk-in wardrobe. Large lounge / diner with feature fireplace, lots of natural light from the numerous windows and French Doors leading to the large decked patio. Additional large modern shower-room with walk in shower and lots of bespoke built in storage. Fitted kitchen with plenty of wall and base units plus integrated appliances and display units. Additional Utility Room with further storage plus washing machine and tumble dryer. Central heating and double glazing throughout. The large raised decked patio area is ideal for 'Al Fresco' dining with your friends during the long summer days. This is a spacious home in good condition throughout, in a popular location with easy access to transport links and regular bus services. This home benefits from its own parking for 2 vehicles and outside storage.

The park is a well-established waterside park with attractive countryside surroundings. With the on-site clubhouse overlooking the river Crouch, the park is famous for its sailing, canoeing, fishing and country walks. There is always something to do and the local people are welcoming and friendly. This park is also pet friendly!! . Viewing by appointment only. Option to buy furnished – ask for further information.

\*\*\*\*\***PRICE: Offers over £175,000**\*\*\*\*\*

## Park Home:

**Entrance Hallway: 9'7" X 4'11"** – Double glazed window to the side and doors to both the kitchen and the lounge. Bespoke fitted coats/storage cupboard also housing boiler. Fitted carpet. Neutral décor.

**Kitchen: 11'10" x 9'8"** - Double glazed window to rear aspect. Large range of wall and base units with plenty of storage plus display cabinets. Double high-level oven/grill. Gas hob with extractor over. Dishwasher. Built in Fridge/Freezer. Large ceramic sink with drainer and mixer tap. Wood flooring. Glazed door to lounge.

**Lounge / Diner: 23'9" x 14'2" > 9'8"** – 3 x Double glazed windows and French doors to the decked patio area. Feature fireplace. Fitted carpet. 2 x Radiators. 3 x ceiling pendant lights. Door to hallway leading to bedrooms. Door leading back to entrance hallway. Airconditioning unit. Lots of natural light. Neutral décor

**Inner Hallway to Bedrooms & Bathroom: 8'6" X 3'2"** – Loft hatch. Door to bedrooms and bathroom. Door to Utility Room. Fitted carpet. Neutral décor.

**Utility Room: 9'8" X 5'6"** – Double glazed door to rear aspect. A range of wall and base units. Stainless steel sink with drainer and mixer tap. Tiled splashback. Washing machine & Tumble dryer. Wood flooring. Radiator. Neutral décor.

**Master Bedroom: 12" X 9'9"** – Large double glazed window to rear aspect. Bespoke fitted furniture. Window seat and dressing table. Door to large walk-in wardrobe. Ceiling pendant and over bed reading light. Fitted carpet. Radiator. Neutral décor. Door to:

**En-Suite: 6'3" x 5'3"** – Frosted double glazed window to side aspect. Corner shower cubicle. Low level W.C. Vanity sink with built in storage surround. Tile effect flooring. Neutral décor.

**Walk-in Wardrobe: 6'3" x 4'0"**. Selection of hanging rails and storage.

**Bedroom 2: 10'4" plus wardrobes x 9'5"** - Double glazed window overlooking patio. Fitted wardrobes to one wall. Fitted dressing table. Pendant light plus over the bed reading light. Fitted carpet. Radiator. Neutral décor.

**Shower Room: 8'7" x 6'2"** Frosted double glazed window to side aspect. Large walk in shower. Low level W.C. Vanity sink with fitted storage surround. Part tiled to walls and shower area. Heated towel rail. Radiator. Neutral décor.

## Outside:

Paved parking area for 2 cars. Small garden area with storage shed and Gas bottle housing.

Council Tax Band: **B**      EPC Rating: **(E) No EPC is required on Park Homes**

Local Council: Chelmsford Council.

Close to transport links, shops and amenities. Onsite Clubhouse.

Years left on lease: Perpetual - Total floor space: 68m2 (731 ft2)

**Service charge:** £0.00 pcm - **Ground rent:** £410.96 per month. **Water:** £39.73 pcm

# PARK HOME – NO ONWARD CHAIN

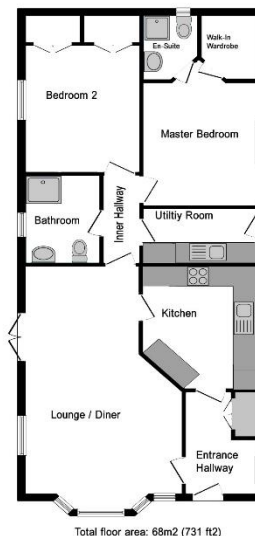




**PARK HOME – NO ONWARD CHAIN**



- 2 Double Bedrooms
- 2 Bathrooms, Master En-Suite
- Large lounge with French Doors to decked patio area.
- Fitted Kitchen
- Separate Utility Room
- Central Heating & Double Glazing
- Parking for 2 vehicles
- Outside storage
- Close to amenities and good transport links – Onsite Clubhouse
- PARK HOME OVER 50'S
- NO ONWARD CHAIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	52 E
21-38	F		
1-20	G		

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

# PARK HOME – NO ONWARD CHAIN