



58 Bluebell Woods Shalloak Road, Broad Oak, Canterbury, CT2 0QB



BRAND NEW 2023 PRESTIGE STYLE 2 BEDROOM STATIC HOME NOW VIRTUALLY READY FOR EARLY 2024 OCCUPATION .LOCATED ON ONE OF THE MOST POPULAR RESIDENTIAL SITES LOCATED BETWEEN CANTERBURY AND HERNE BAY .THIS 30 X 20 MODEL COMES FURNISHED THROUGHOUT AND FEATURES BOTTLED GAS FIRED CENTRAL HEATING ,DOUBLE GLAZING AND OFF ROAD PARKING . VIEWING IS BY APPOINTMENT ONLY DURING DAYLIGHT HOURS .A NO PET RESTRICTION IS IN FORCE .ONLINE VIDEO AVAILABLE SOON .SITE FEE APPLICABLE CURRENTLY £238.93 PCM INCLUDING WATER AND WASTE BILLS . (PLEASE CHECK WITH THE SITE MANAGER FOR ANY UPDATE ON CHARGES/FEES ETC .) ADDITIONAL CAR PARKING CHARGES ARE CURRENTLY £6.35 PCM PER SPACE .

Offers In The Region Of £185,000 Leasehold



Entrance door

Open plan Lounge/Kitchen

19'0" x 13'9" approx measurements (5.8m x 4.2m approx measurements)

Double aspect room with vaulted ceiling , Fitted range of base units & wall cupboards , stainless steel sink unit, integrated fridge /freezer , integrated washing machine, ceramic hob with electric oven , cupboard housing gas boiler for central heating and hot water . Electric log effect fire , tv point, power points

Inner Hall

Bathroom/wc

6'2" max x 5'10" max (1.9m max x 1.78m max)

Panelled bath with mixer taps ,vanity washbasin, low level wc suite, mirror , radiator .

Bedroom

11'7" x 9'2" (3.55m x 2.8m)

Fitted wardrobe with mirror fronted doors , matching dressing table , chest of drawers ,tv point power points

Bedroom

8'6" max x 9'2" max (2.61m max x 2.8m max)

Fitted wardrobe , power points

Surround Garden areas (uncultivated)

Parking space to front garden



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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