



### Bluebell Woods, 31 Shalloak Road, Broad Oak, Kent, CT2 0QA



Nicely presented 1 bedroom static home located midway between Herne Bay and Canterbury at Bluebell Woods residential park. Tucked away and only accessible by foot but within close proximity of the main car park. Calor gas for central heating and hot water. Double glazing. No Forward Chain. NO DOGS pets policy in force Age limit 55 years old per person.

SITE FEE CURRENTLY £220.51 PER 4 WEEKLY ....CAR PARKING FEE 4 WEEKLY £8.09 COUNCIL TAX BAND A , NO WATER BILLS PAYABLE IN OR OUT .....



**Offers Over £45,000 Leasehold**



### Enclosed Entrance Porch

Door to

### Lounge

11'11" x 11'6" (3.65m x 3.52m)

Television point. Triple aspect room. Power points.

### Kitchen/Breakfast Room

11'9" x 11'5" (3.6m x 3.5m)

Base units and wall cupboards. Stainless steel sink unit. gas boiler wall mounted. power points. Halogen hob and oven. Fridge. Washing machine. Tumble drier. Consumer unit. Double glazed door to side garden.

### Bedroom and En-suite

11'5" x 6'10" (3.5m x 2.1m)

Radiator. Power points.

### En-suite shower/WC

Shower cubicle. Low level WC suite. Vanity wash hand basin. Radiator. Mirror with light unit.

### OUTSIDE

Shed with concrete panels. Patio/footpath to side. 4 calor gas bottles to rear. Front garden. Side garden area. Hose tap.

