



## East Avenue, Althorne, Chelmsford

Guide Price £90,000



- Two bedroom Park Home found within the village of Althorne
- Located on Riverview Park over 50's residential site
- Views over the Estuary
- Moments drive to Latchingdon, Maldon and South Woodham Ferrers
- Spacious accommodation comprising lounge, kitchen/diner and bathroom
- Two bedrooms
- Wrap around garden
- Parking



**\*GUIDE PRICE - £90,000-£110,000\***

**Spacious two-bedroom mobile home on popular over-50s site in Althorne. Lounge, kitchen/diner, bathroom, wrap-around garden, and parking. Close to Maldon, South Woodham Ferrers, Latchingdon, and Chelmsford—perfect for relaxed village living.**

Lounge 12'4 x 9'5 double glazed window. Coved ceiling.

Kitchen/diner 11'3 x 9'4 double glazed window. Storage cupboards. Wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Gas hob and oven to remain. Space for other appliances.

Inner hallway gives access to bedrooms and bathroom.

Bedroom one 9'5 x 6'9 double glazed. Fitted wardrobes.

Bedroom two 8'10 x 6'9 double glazed window. Fitted wardrobes.

Bathroom comprises panel bath, wash hand basin and low level wc. Part tiling to walls.

Externally the property sits on a lawned wrap around garden and has parking.





#### THE SMALL PRINT:

Ground Rent: Approximately £157.00 per calendar month

Double Glazing renewed 2020

Tenure: Leasehold length of lease tbc

New boiler fitted 2020 service plan available

Over 50's residential site

Council Tax Band: A

Local Authority: Maldon

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan



