



GAME ESTATES

PROPERTY SALES & LETTINGS

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39 Walnut Way
Away Resorts
Fen Lane
East Mersea
CO5 8UA

£59,995



Two-bedroom with En-Suite

Decking to the side and front

Swift Bordeaux Escape

Pitch Fees £6167 PA

Open plan kitchen/dining/lounge

Gas central heating

Parking

11-month licence

This two bedroom Swift Bordeaux Escape caravan, is offered in excellent condition with large decking to front and side, open plan kitchen/diner/lounge, en-suite, parking, 15 year lease remaining, clubhouse, indoor swimming pool, 11 month site, holiday homes cannot be used as a permanent residence. Owners passes with discounts.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- **open plan kitchen, lounge/diner 17' 3" x 11' 6" (5.26m x 3.51m)**

Patio doors to decking, sea views, electric effect fire, radiator, double gas oven, hob and extractor, inset stainless steel sink with mixer tap, window to the side, fitted microwave, integral fridge/freezer.

- **Bedroom 1 9' 9" x 7' 3" (2.97m x 2.21m)**

Window to the side, fitted double wardrobe.

- **En-Suite 3' 9" x 3' 5" (1.14m x 1.04m)**

Close coupled WC , wall mounted wash basin with mixer tap, radiator, obscure window to the side.

- **Bedroom 2 7' 8" x 5' 8" (2.34m x 1.73m)**

Window to the side, single wardrobe, radiator.

- **Bathroom 6' 2" x 3' 5" (1.88m x 1.04m)**

Close coupled WC, wall mounted wash basin with mixer tap, enclosed shower, wall mounted heated towel rail, obscure window to the side.

- **lease remaining**

15 years

Site fees £6147 per annum

