



Palm Court | Battlesbridge | Wickford | SS11 7GH

£220,000

bear
Estate Agents

Bear Estate Agents is delighted to present this beautiful two double bedroom detached park home, located within the peaceful Hayes Country Park, exclusively for residents aged 55 and over.

Set alongside the River Crouch, this immaculately maintained home offers a move-in ready experience with spacious living throughout. The property features a welcoming entrance hall, a well-equipped kitchen with built-in appliances, and a separate utility room. Both bedrooms are generously sized — the master benefits from an en-suite and bay window, while the second benefits from a large walk-in wardrobe. A luxurious family bathroom with a freestanding bath completes the interior.

Outside, the home boasts two driveways, a large private decking area, and a low-maintenance garden with a storage shed. Residents can also enjoy access to the friendly Members Riverside Clubhouse.

- Large Two Large Double Bedrooms
- Large Private Decking Area
- Shed Storage
- Two Driveways
- Off Street Parking
- Utility Room
- Primary Bedroom With Dressing Area And Ensuite

Entrance Hall

Spacious hall with inset spotlights, obscure double glazed windows to the front aspect, wall mounted radiator, power points and carpeted flooring throughout.

Lounge/Diner

17'2 x 18'11 (5.23m x 5.77m)

Smooth ceiling with inset spotlights, double glazed window to the side and front aspect, feature electric fireplace, power points, wall mounted radiator and carpeted flooring throughout.





Kitchen

10'1 x 7'5 (3.07m x 2.26m)

Smooth ceiling with inset spotlights, double glazed windows to the side aspect, eye and base level units, sink with drainer board, inset fridge freezer, gas hob with extractor fan, laminate flooring throughout and access to the utility room.

Utility Room

4'11 x 9'2 (1.50m x 2.79m)

Smooth ceiling with pendant ceiling lights, base level units, access to the private decking area and laminate flooring throughout.

Bedroom One

11'10 x 9'2 (3.61m x 2.79m)

Smooth ceiling with pendant ceiling light, obscure double glazed window to the side aspect, power points, plenty space for storage and carpeted flooring throughout.

Ensuite

11'10 x 9'2 (3.61m x 2.79m)

Smooth ceiling with inset spotlights, obscure double glazed window to the side aspect, corner shower unit, WC, vanity sink unit and laminate flooring throughout.

Bedroom Two

9'3 x 9'2 (2.82m x 2.79m)

Smooth ceiling with pendant ceiling light, double glazed window to the side aspect, wall mounted radiator, power points and carpeted flooring throughout.

Bathroom

Smooth ceiling with inset spotlights, double glazed windows to the side aspect, heated towel rail, free standing bath, WC, vanity sink unit and laminate flooring throughout.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

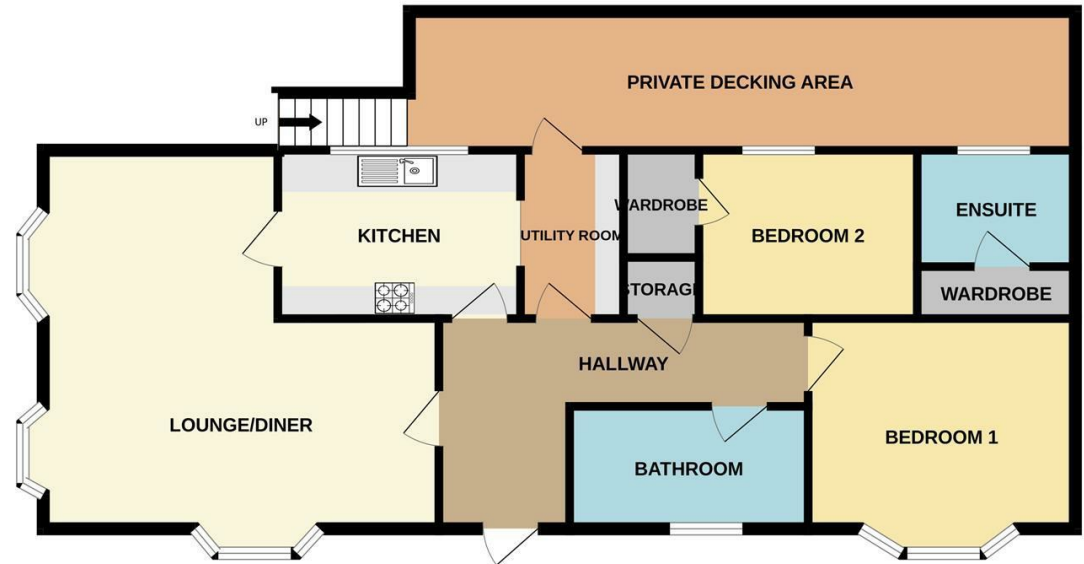
Council Tax Band - B

Service Charge, Ground Rent And Water Waste- £485.35 per month.





GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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