



**Cedar Springs Holiday Park Bankside, Heacham King's  
Lynn PE31 7AU**

**welcome to**

**Cedar Springs Holiday Park Bankside, Heacham King's Lynn**

Situated in a fantastic location within walking distance to the beach and local amenities, is this well presented holiday chalet. It has 2 bedrooms, fitted kitchen, shower room, communal parking and gardens. No Onward chain. Ideal holiday home/let.



## Lounge

Open plan style lounge through to the kitchen with a large floor to ceiling window to the front aspect.

## Kitchen

12' 11" x 15' 10" ( 3.94m x 4.83m )

Range of wall and base units with work surfaces over and inset sink with mixer tap and drainer. Fridge, cooker, two UPVC double glazed windows to side aspect and a large double glazed window to the front.

## Bedroom 1

7' 11" x 7' 7" ( 2.41m x 2.31m )

This is a double room with a television on the wall and a double glazed window to side aspect.

## Bedroom 2

7' 11" x 5' 11" ( 2.41m x 1.80m )

Smaller room with bunk beds and a double glazed window to side aspect

## Bathroom

It has a mid-level WC with wash hand basin and shower cubicle & two UPVC double glazed windows

## Outside

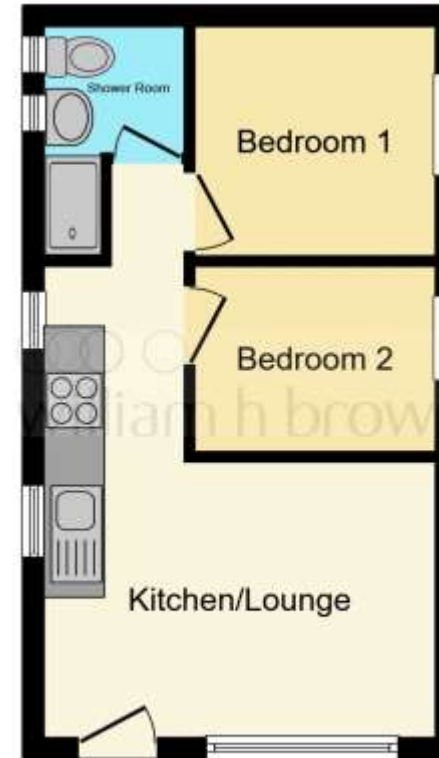
There is communal parking as well as off street parking located at the front of the property

## Agent Notes

10 month occupancy, 1 March - 31 December, total ground rent and maintenance £628.16

or 6 month occupancy 1 April - 30 September, total ground rent and maintenance £428.16

Note: All site fees paid up until 1 May 2024"



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Cedar Springs Holiday Park Bankside, Heacham King's Lynn

- Close to the Beach
- Detached 2 Bedroom Holiday Chalet
- Electric Heating
- Open Plan Kitchen/ Lounge
- Ideal Holiday Home/Let

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£70,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HUN105852 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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