

PRICE

£80,000

Leasehold

**CLOSE TO BEACH AND
AMENITIES**

**Warden Bay Road, Warden
Bay, Leysdown.
ME12 4LT**





Own your own slice of the seaside with this refurbished luxury 2 bedroom park home located on the Warden Bay road within easy walking distance to the award winning Leysdown beach. You can stay here for 10 months a year from March to the end of December. This immaculate property has 2 bedrooms, 3 zone under floor heating, a modern shower room, a lounge/kitchen with a brand new bespoke fitted kitchen comprising a range cabinets with built in appliances. This traditionally brick built holiday home is set on a popular site, with 10 months occupancy and its very own clubhouse making it a perfect home from home by the seaside. Saddlebrook Park is close to bustling Leysdown with its beaches, arcades and restaurants, so it's perfect for the traditional British seaside holiday. Call Mark or Craig at the office to arrange a viewing.

SITE FEES APPLY: £2779.34 up to 31st December 23

Service Charge £157 per calendar month

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.