



Warren Lodge Park, Woodham Walter, Essex, CM9 6RW
Guide price £245,000

- Spacious Detached Park Home
- Open Plan
Lounge/Kitchen/Dining Room
- Two Bedrooms & Two
Bathrooms
- Beautiful Views
- Gas Radiator Central Heating
- Cash Buyers Only
- Set Within Stunning Grounds Of
The Warren Golf & Country Club
- 50 Week Occupancy
- Decked Seating Area
- Garden & Parking

This stunning lodge is situated within a sought after location adjacent to the Warren Golf Club being set within a peaceful retreat of 48 acres of woodland and lovely countryside. On-site had the benefit of a residence social club, gym, sauna, steam room, swimming pool, dance studio, restaurant and coffee bar. Free membership is on offer for lodge owners only. Hatfield Peverel mainline railway station is around 3.6 miles and includes direct links to London Liverpool Street in approximately 40 minutes. Maldon town is approximately 3.5 miles with a range of amenities including shops and restaurants.

The accommodation includes a open plan lounge/kitchen/dining room, hallway leading to bedroom one with en-suite, bedroom two with a large walk in wardrobe and a fitted family bathroom. Externally there is an extensive timber wrap around decked seating area and a large storage shed to rear. The property benefits from a driveway to the front providing two parking spaces. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

ACCOMMODATION

Open Plan Lounge/Kitchen/Dining Room

5.8m x 5.2m (19'0" x 17'0")

Bedroom One

3.6m x 2.8m (11'9" x 9'2")

En-Suite

1.8m x 1.6m (5'10" x 5'2")

Bedroom Two

3.7m x 2.9m (12'1" x 9'6")

Walk in Wardrobe

1.8m x 1.7m (5'10" x 5'6")

Bathroom

2.4m x 2.0m (7'10" x 6'6")

EXTERIOR

Frontage

Parking

Lease Information

We understand the property is leasehold and there is currently an annual ground rent, management and maintenance charge fee of £4,496.40 (Subject to annual increase). Occupancy is for 50 weeks of the year.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - LPG Gas Central Heating

Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Paul Mason Associates

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