



48 Warren Lodges , Maldon , Essex CM9 6RW  
£225,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A two bedroom country lodge set within the 48 acres of stunning grounds at The Warren Golf & Country Club. Residents have exclusive access to the onsite facilities which include a heated indoor swimming pool and gym.

#### Location

Woodham Walter is an idyllic semi-rural village located three miles west of Maldon, in the county of Essex. Within the village is a highly regarded primary school, three public houses and The Warren Golf & Country Club Estate. For further extensive amenities Danbury village is just a couple of miles away. The A12 is 5 miles away & Chelmsford city centre can be reached within 20 minutes drive, although many residents prefer to use the Park & Ride service at Sandon. Just a mile away is Hoe Mill Lock with its canal boats and lovely countryside walks.

#### Accommodation Comprises:

Entrance Hall

Bedroom 12'9 x 9'3 (3.89m x 2.82m)

Large En-Suite Shower Room/wc

Bedroom 12' x 9'4 (3.66m x 2.84m)

Bathroom/wc

Open Plan Lounge, Dining & Kitchen: 19'2 x 19'2 (5.84m x 5.84m)

Feature vaulted ceiling. A wonderful triple aspect room with double doors leading to the large verandha.

#### EXTERIOR

The lodge is set with in lawn gardens. There is a fantastic decked veranda 24' x 13' (7.32m x 3.96m on two sides with views over the Warren Estate.

Ample parking.

#### Agents Notes

We understand the property is leasehold and there is currently an annual ground rent, management and maintenance charge fee of £4282.29 + vat (Subject to annual increase). Occupancy is for 50 weeks of the year.

A fee of 7.5%+VAT of the re-sale value must be paid to Warren Lodge Park LTD if the property is sold in the future.

Q. How long is the lease on the lodge?

Initially the ownership lease is for 50 years, renewable after this time period.

Q. What are the rates?

Non domestic rates apply, we understand this to be £636.69 p/a.

Q. What site fees am I liable for?

Site fees run on an annual basis from 1st November, paid on a quarterly basis. Insurance is as defined within the licence agreement, that being the buyer is responsible for insuring the lodge.

Q. How do I pay for utilities?

Standard utilities are gas, water and electric which are all connected by a metering system. Our gas supply is LPG and is piped underground to each lodge. We benefit from mains water supply, with UK Power supplying electricity to each lodge on a meter. Meters are read monthly with a quarterly bill sent for payment by bank transfer or cheque payable at The Warren Estate Office or Reception.

Q. How do I access telephone lines and the internet?

With no over-head cables within the lodge park telephone usage is by mobile phone only.

Q. What facilities do I get use of on the site?

Warren Lodge Park benefits from its own swimming pool and gym. At present each lodge owner gets complimentary usage of these facilities. The estate also features a onsite coffee shop and spa health room.

Q. Do I get discounts on golf club membership or green fees?

Yes, at both The Warren and Bunsay Golf Clubs, subject to local t&c's.

Q. How many consecutive weeks can I stay in my lodge as an owner?

We are open 50 consecutive weeks from 29th January each year, with the lodge park completely closed for a 2 week period between January 15th to 28th inclusive. There is no restriction on the use of your lodge within the 50 week period.

Q. Can I still get into my lodge when the park closes in January for two weeks?

Yes, we allow a daily maintenance visit between 9 am and 5 pm. We then secure the lodge park with a closed gate from 10 pm to 6 am every night during this closure period.

#### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

