



49 Warren Lodges , Woodham Walter , Essex CM9 6RW  
£250,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



Welcome to this charming park lodge located in the picturesque village of Woodham Walter, Maldon. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two large bedrooms, there is ample space for a small family or guests to stay over comfortably. The property also features two ensembles. ensuring convenience and privacy for all residents. Nestled in a tranquil park home setting, this property offers a peaceful retreat from the hustle and bustle of everyday life. The village of Woodham Walter provides a quintessential English backdrop, with its charming surroundings and friendly community. Whether you're looking for a cosy home to retreat or a weekend getaway, this park lodge in Woodham Walter is sure to capture your heart.

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 it's canal boats and lovely countryside walks.

Accommodation Comprising

Entrance Hall 5'10 x 3'7 (1.78m x 1.09m)

Lounge 19'11 x 9'11 (6.07m x 3.02m)

Kitchen/Diner 22'3 x 9'6 > 9'1 (6.78m x 2.90m > 2.77m)

Bedroom One 12'4 x 11'3 (3.76m x 3.43m)

Ensuite 12'3 x 5'3 (3.73m x 1.60m)

Bedroom Two

Ensuite 9'1 x 5'3 (2.77m x 1.60m)

EXTERIOR

Information On Warren Lodges

We understand the property is leasehold and there is currently an annual ground rent, management and maintenance charge fee of £4496 + VAT (Subject to annual increase). Occupancy is for 50 weeks of the year.

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 card

payment at The Warren Estate Office or Reception.

Q. How do I access telephone lines and the internet?  
Internet is available on site using RIO IT (charges apply)

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.

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.

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.