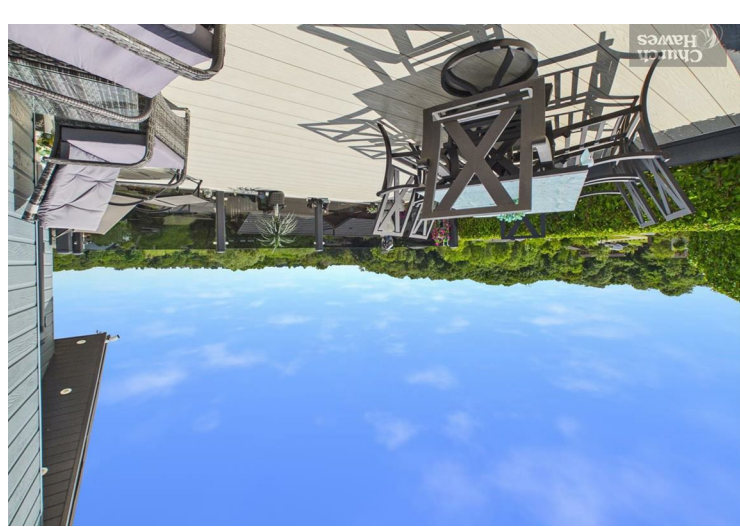
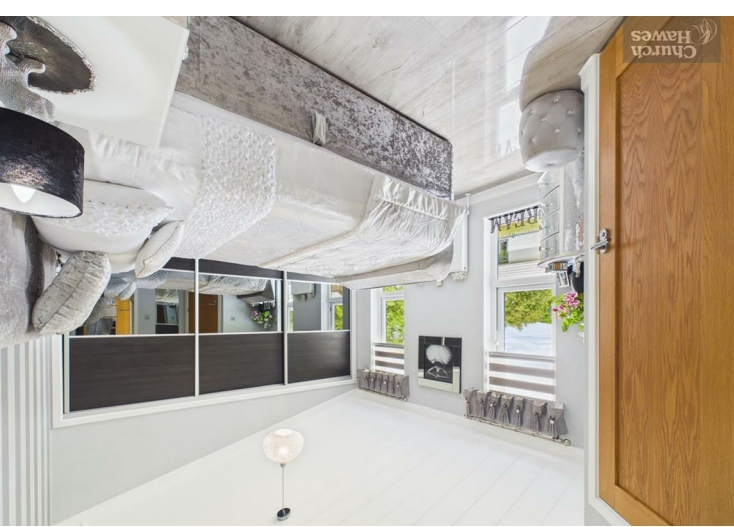




Herbage Park Herbage Park Road, Woodham Walter , CM9 6RW
£340,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

VIRTUAL TOUR AVAILABLE – VIEW FROM THE COMFORT OF YOUR OWN HOME... Offered with no onward chain, this stunning two bedroom 'icon' style composite clad lodge (50' x 22') is located on the sought after Warren Lodge Estate, enjoying an elevated position with far reaching countryside views and a private woodland backed setting.

Finished to a high specification both inside and out, the accommodation includes a spacious lounge, modern kitchen/diner, two bedrooms, ensuite to the master bedroom and a family bathroom. Further benefits include air conditioning, LPG gas heating and excellent high presentation throughout.

Externally, the lodge features a composite decked balcony with seating area and glass balustrade, a private rear seating area surrounded by woodland, dedicated parking for two cars and an EV charger.

Owners also benefit from use of on site facilities including a gym and swimming pool.

Site Information

Site Information - We understand the property is leasehold and there is currently an quarterly ground rent, management and maintenance charge fee of £1452 (every 3 months) (Subject to annual increase). Occupancy is for 50 weeks of the year.

Q. How long is the lease on the lodge?
On this particular lodge there is approximately 40 years remaining.

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. The 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 the sites preferred supplier (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, Money Laundering & Referrals

AGENTS NOTE: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

