



GAME ESTATES

PROPERTY SALES & LETTINGS

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3 Signature Cove
Coopers Beach
Church Lane
East Mersea
CO5 8TN

£45,000



Two double bedroom lodge

Delta Platinum 40` x 20` lodge

Two walk in wardrobes

Sea views

Decking to front and side aspects

Open plan kitchen/lounge/diner

Block paved driveway

27 year lease remaining

Two bedroom 40` x 20` Delta Platinum lodge is situated on Coopers Beach Holiday park with sea views, decking to front and side aspects, block paved driveway, 27 year lease remaining, two walk in wardrobes. This is not a residential park. Holiday homes cannot be occupied as a permanent address. Guest passes with discounts, club house and indoor/outdoor swimming pool.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Open plan lounge/kitchen/dining room: 24' 6" x 19' 6" (7.47m x 5.94m)

Patio doors to decking with sea views, windows to front and side aspects, dining room table and chairs, roll top work surface with circular stainless steel sink with mixer tap, American fridge/freezer, integral washing machine and dishwasher, fitted double oven and microwave, inset gas hob, boiler cupboard

Hallway

Radiator, doors leading to:

Bedroom 1: 9' 9" x 9' 1" (2.97m x 2.77m)

Window to side aspect, radiator, doors to:

Walk in wardrobe: 5' 6" x 4' 6" (1.68m x 1.37m)

Drawers and shelves.

En-suite: 5' 6" x 4' 11" (1.68m x 1.50m)

Enclosed shower, close coupled w.c, wash basin on vanity unit, radiator, obscure window to side aspect.

Bedroom 2: 9' 7" x 9' 0" (2.92m x 2.74m)

Window to side aspect, radiator door to:

Walk in wardrobe: 6' 9" x 3' 10" (2.06m x 1.17m)

Drawers and shelves

Bathroom: 6' 8" x 5' 6" (2.03m x 1.68m)

Panel bath with shower over, close coupled w.c, wash basin on vanity unit, radiator, obscure window to side aspect.

Outside

Decking to front and side aspects, block paved driveway

Lease remaining: 27 years

Site Fees £7819.43 per annum

Rates £421.27 per annum

