



Oakleigh Park, Weeley, Essex, CO16 9DH
Weeley

From
£190,000

A VACANT PLOT WAITING FOR YOUR DREAM BESPOKE PARK HOME !

Upon entering the secured gated entrance strolling along the 200m established private drive , bear left and you will be entering 'The Meadows' being the latest phase of the popular Oakleigh Park Development amongst this gated community. This is an opportunity for a prospective purchaser to choose their own brand new park home from a selective range of designs with the added influence of your own ideas for the internal layout and specification. On site viewing is recommended to avoid disappointment.

ENTRANCE LOBBY: Composite entrance door to entrance lobby. Radiator, bench seat, door to kitchen/diner.

KITCHEN DINER: 5.92m x 4.34m (19'5 x 14'3) - (max)

LOUNGE: 5.92m x 3.61m (19'5 x 11'10)

INNER HALLWAY:

BEDROOM ONE: 4.01m x 2.64m (13'2 x 8'8)

ENSUITE SHOWER ROOM:

BEDROOM TWO: 3.25m x 2.77m (10'8 x 9'1)

STUDY: 1.85m x 1.35m (6'1 x 4'5)

SHOWER ROOM: Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan, laminated wood flooring, down lighters. Windows to side.

OUTSIDE: Block paved driveway to the right hand side of the property providing off road parking. Side gate access to further paved garden. Steps with full width patio area, garden is enclosed by panel fencing.

Material information for this property

Tenure is Leasehold. Council Tax Band: N/A EPC: N/A

Services Connected

Electricity: Yes Gas: Yes LPG Supplied and metered and charged by Oakleigh Park utilities only Water: Yes Sewerage type: Mains (water and sewerage charges included in site fee) Telephone and Broadband coverage: Not known

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional charges for this property: Yes

Site fee charges £3396.48 for 2024 (we understand site fee charges will include water and sewerage connection)

Non standard property features to note: Yes

Occupants of the park home must be over the age of 50. Park home is sold with a leisure 365 lease agreement that expires in 2066

The accommodation details provided are from another Omar design 46 x 20 park home on site and are for guideline purposes only. Prospective purchasers can choose to have their own design internal layout and specification.

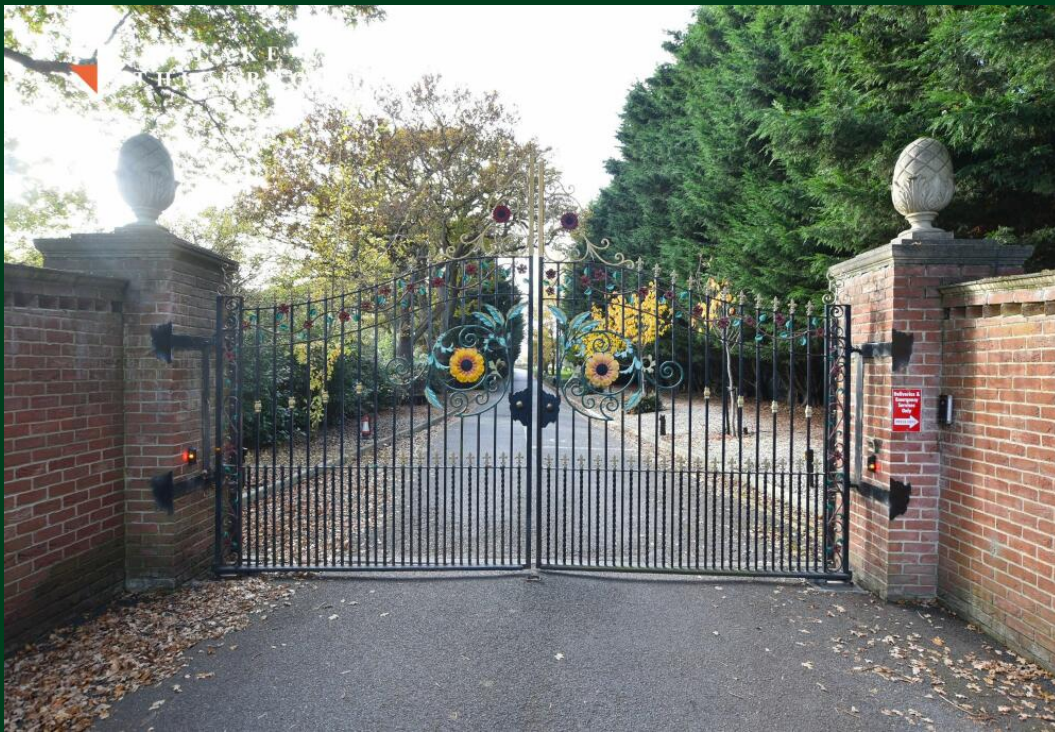
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS

(INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Mobile/Static

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- INTERNAL & EXTERNAL IMAGES SHOWN ARE OF A OMAR DESIGN 46 x 20 PARK HOME
- TWO BEDROOMS
- EN SUITE SHOWER ROOM
- BATHROOM
- LPG GAS HEATING VIA RADIATORS
- DOUBLE GLAZED
- 19'5 LOUNGE
- 19'5 LUXURY FITTED KITCHEN/DINER
- ALLOCATED PARKING
- ENCLOSED GARDEN



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