



LAMB & CO

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Inspired by property, driven by passion.



## LEISURE GLADES PARK, CLACTON-ON-SEA, CO16 8BS

PRICE £125,000

A brand new Park Home located on the established Leisure Glades park in Clacton. The park is exclusively for the over 50's and offers peaceful surroundings with well maintained open spaces.

- Victory Riverwood 40' x 13'
- Two Bedrooms
- Decking Overlooking Communal Gardens
- Established, Peaceful Park
- 12 Month Leisure Licence
- Site Fees Apply



## GENERAL

Leisure Glades is a peaceful park situated with in easy reach of the beach and all Tending has to offer, Clacton on Sea, St Osyth, Point Clear, Frinton on Sea, approx 20 mins away from the city of Colchester.

Model shown is the Victory Riverwood 40' x 13' brand new and sited, ready to move in. The unit is built to a residential spec and comes fully furnished.

## SITE FEES

Approximately £3,150 PA

## SERVICES

Mains electricity, water and drainage. LPG piped gas, broadband and telephone.

## VIEWINGS

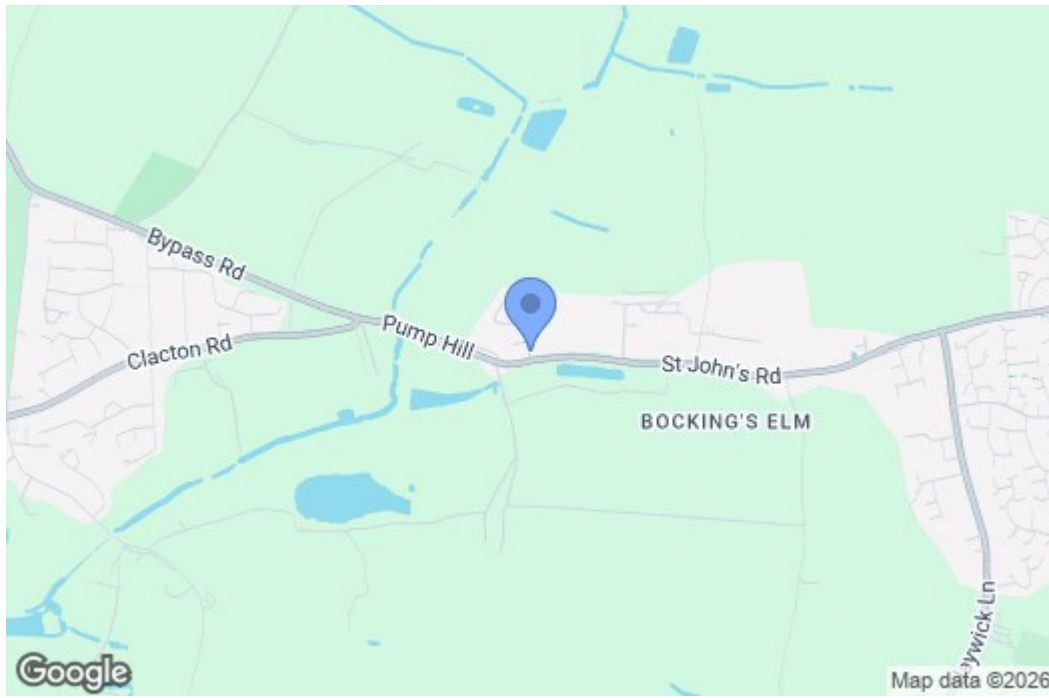
Strictly by appointment. Please call the office to arrange yours.

## COUNCIL TAX

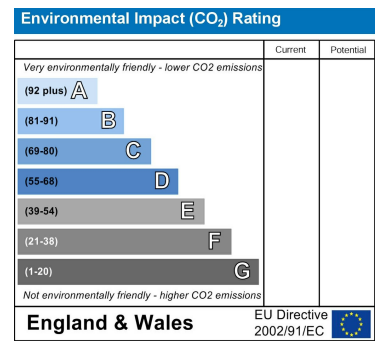
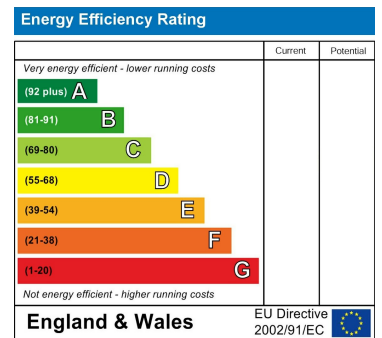
Purchasers can choose to be registered for Council Tax if they wish (Band A), otherwise non-domestic rates are charged at approximately £432.00 PA.



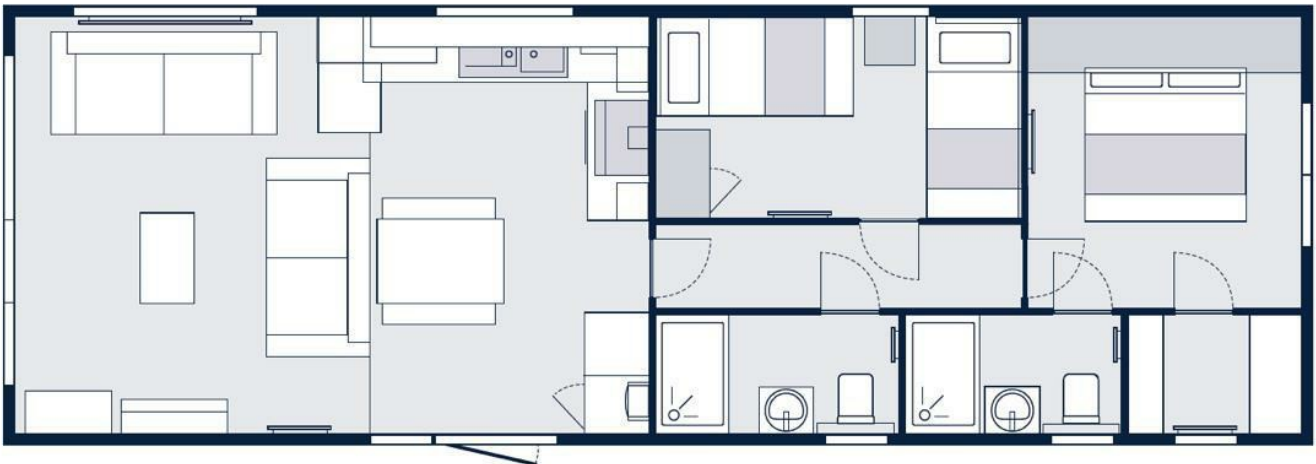
## Map



## EPC Graphs



## Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.