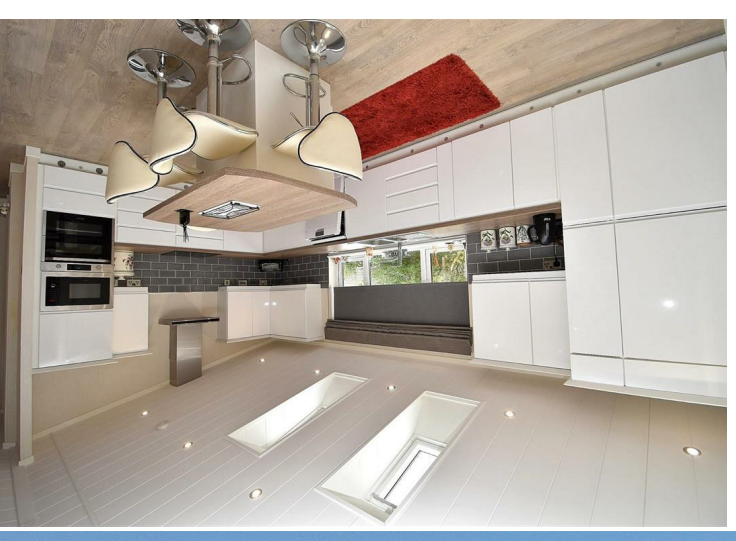
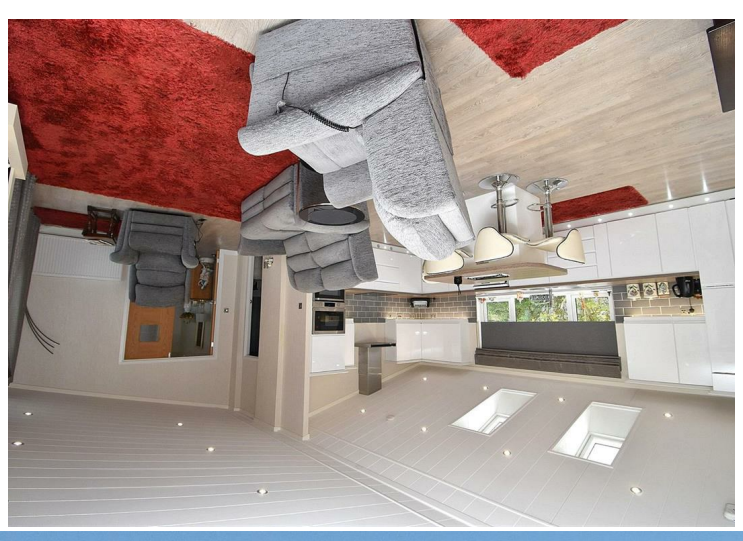
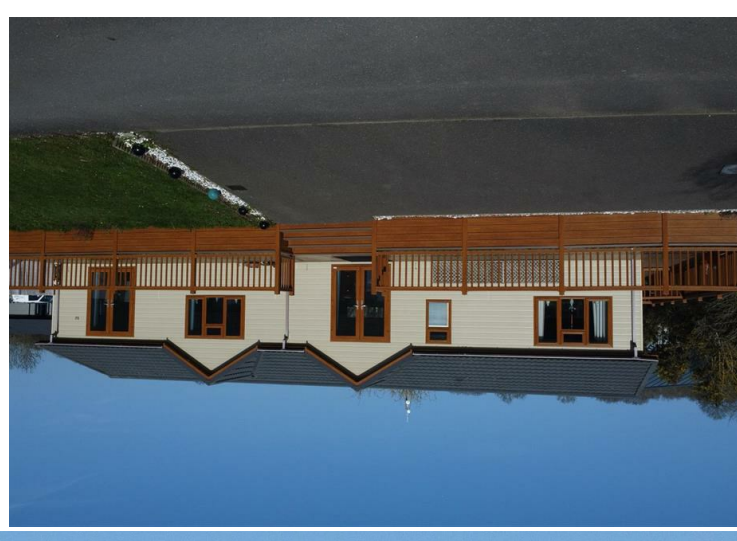







52 Warren Lodges , Woodham Walter , Essex CM9 6RW

£280,000

Church & Hawes
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Estate Agents, Valuers, Letting & Management Agents

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INCREDIBLY SPACIOUS RESIDENCE.... This three/four bedroom park home is located on the favourable Warren Park Estate. Surrounded by nature yet offering the convenience of nearby amenities such as swimming pool/gym and adjoining golf course. The property in question is arguably one of the larger style units available and offers around 1100 square foot of internal accommodation all of high specification finishing. The accommodation currently serves as three bedrooms all offering fitted wardrobes with ensuite to master and large family bathroom. A wonderful open plan living area with fitted kitchen offering a variety of integrated appliances and separate utility room. The living space also continues to the outside with an impressive southerly aspect decking area stretching the full 55ft in width of the property which then leads on to its driveway/off road parking area which would accommodate 3/4 cars. All of the above is to be offered with NO ONWARD CHAIN

Dining Room 12'5" x 10'2" (3.79 x 3.12)

Open Plan Living Kitchen Area 23'7" mx x 21'9" (7.21 mx x 6.63)

Utility Room 8'8" x 7'1" (2.66 x 2.17)

Bedroom One 12'5" mx x 10'1" (3.81 mx x 3.09)

Ensuite 10'1" x 5'8" (3.09 x 1.75)

Bedroom Two 11'5" x 10'1" (3.50 x 3.09)

Bedroom Three 10'2" x 8'4" (3.11 x 2.56)

Family Bathroom 10'0" x 5'8" (3.06 x 1.74)

Agents Note
Room measurements are taken into wardrobes where fitted wardrobes are applicable

Decking Area 59'8" x 9'6" (18.21 x 2.92)

Driveway Area Parking For Up To Four Cars

Site Information
Site Information & Agents Notes
We understand the property is leasehold and there is currently an annual ground rent, management and maintenance charge fee of £4721.22 + VAT (Subject to annual increase). Occupancy is for 50 weeks of the year.

Q. How long is the lease on the lodge?
Lease length to be advised. The lease can be extended at a fee per year.

Q. What are the rates?
Non domestic rates apply, we understand this to be £400.76 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. These can be paid on a quarterly basis with a nominal fee added. 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 Reception or Gym.

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?
Lodge owners do benefit from receiving a 10% discount on all food and beverage across the estate at any of the outlets.

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
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.