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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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## 2 Central Avenue, Althorne, CM3 6DE Price £59,950

Set within a quiet and well-maintained over-55s residential development, this park home offers comfortable and well-proportioned living accommodation.

The property opens into an entrance hall with generous built-in storage, leading through to a bright dual-aspect living and dining room that enjoys plenty of natural light. The kitchen is conveniently positioned, alongside a double bedroom and a family bathroom.

While the home would benefit from some modernisation, it presents an excellent opportunity for buyers looking to create a peaceful and personalised retreat.

Externally, the property features a low-maintenance private garden, ideal for relaxing outdoors. Residents and visitors also benefit from access to a communal parking area, conveniently located at the heart of the development.



Church  
Hawes  
Countryside

COVERING MID ESSEX TO THE EAST COAST SINCE 1977

The Property  
Ombudsman

**ACCOMMODATION COMPRISES:****ENTRANCE HALLWAY:****BEDROOM:** 12'1 x 6'6 (3.68m x 1.98m )**KITCHEN:** 11'9 x 7'3 (3.58m x 2.21m )**LIVING/DINING ROOM:** 11'9 x 10'2 (3.58m x 3.10m)**BATHROOM:****EXTERIOR:**

Small low maintenance garden.

Communal parking area.

**ALTHORNE:**

Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.

**TENURE & COUNCIL TAX BAND:**

The Vendor advises there is a Site Fee of approx. £184.97 pcm to cover water rates - Other Fees TBC.

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.

Tenure: Virtual Freehold

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

Fully Residential, No Pets. No Children. Over 55s Only.

Ground rent paid until end August

**AGENTS NOTES:**

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 will be no delay in agreeing the 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 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.

