Warren Lodges, Woodham Walter, Essex CM9 6RW

£245,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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This country lodge home set within the Warren Lodge, Golf & Country Estate. The estate covers 48 acres of stunning grounds located just on the outskirts of Danbury. Residents have exclusive access to the onsite facilities which include a heated indoor swimming pool and gym. The property is fully double glazed and has gas radiator central heating. Accommodation includes two bedrooms (one with an en-suite shower room), fantastic open plan lounge, dining and kitchen with feature vaulted ceilings, utility room and a another bathroom. Externally, there is a large deck for relaxing and entertaining along with two parking spaces. No Onward Chain. COUNCIL TAX EXEMPT.

Location

Woodham Walter is an idyllic semi-rural village located three miles west of Maldon, in the county of Essex. Within the village is a highly regarded primary school, three public houses and The Warren Golf & Country Club Estate. For further extensive amenities Danbury village is just a couple of miles away. The A12 is 5 miles away & Chelmsford city centre can be reached within 20 minutes drive, although many residents prefer to use the Park & Ride service at Sandon. Just a mile away is Hoe Mill Lock with it's canal boats and lovely countryside walks.

Please note the property is fully double glazed and has gas fired central heating with radiators in all rooms.

Accommodation comprising:

Entrance Hall

Bedroom One 15'5 x 10'2 (4.70m x 3.10m)

En-Suite Shower Room 10'2 x 5'6 (3.10m x 1.68m)

Bedroom Two 12'2 > 10'2 x 10'2 (3.71m > 3.10m x 3.10m)

Shower Room 7'4 x 7'1 (2.24m x 2.16m)

Open Plan Kitchen, Lounge and Dining Room

Lounge Diner 22'8 > 17'11 x 20'11 (6.91m > 5.46m x 6.38m)

Kitchen Area 9' x 8' (2.74m x 2.44m)

EXTERIOR

The lodge is set within lawn gardens. There is a fantastic decked veranda with views over lawn areas towards woodland. Parking for 2 cars.

Lodge Information

We understand the property is leasehold and there is currently an annual ground rent, management and maintenance charge fee of £4496.00 + VAT (Subject to annual increase). Occupancy is for 50 weeks of the year.

Q. How long is the lease on the lodge?
Initially the ownership lease is for 50 years, renewable after this time period.

Q. What are the rates?
Non domestic rates apply.

Q. What site fees am I liable for?
Site fees run on an annual basis from 1st November, paid on a quarterly basis. 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 Office or Reception.

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?
Yes, at both The Warren and Bunsay Golf Clubs, subject to local t&c's.

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a 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 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.

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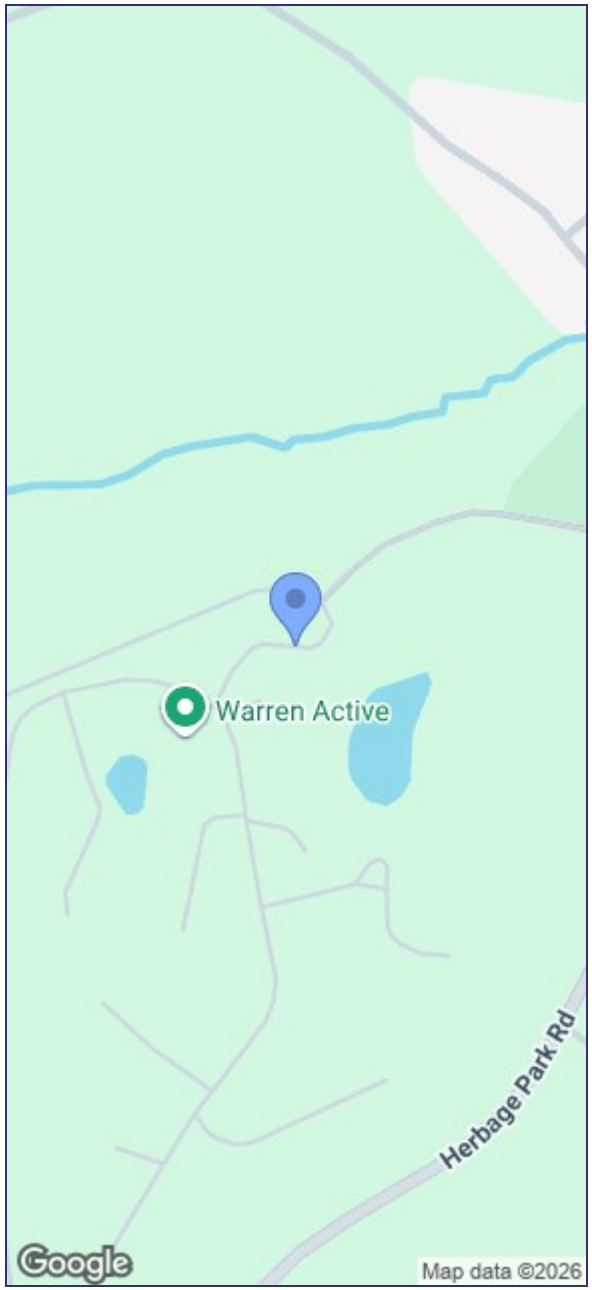
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