



## St. Marys Lane

Upminster, RM14 3PA

The Retreat is an intimate, gated, park of 8 lodges, located on approximately 2.2 acres and accessed via electric double opening gates which is specifically suited to semi-retired or over 50's and is adults only. Set in this semi-rural position. Retreat Holiday Lodges are currently allowed to operate 10 months of the year, at present from March to January, closing from the middle of January to the middle of March. This park is for the over 50's only and does not permit children, under the age of 18, to be resident on the park, there is, of course provision for children visiting and it is perfectly acceptable for residents to have, for example, grandchildren staying for a period of time. The vendor advises us that small dogs/pets are allowed subject to consent. The Retreat Holiday lodges are sold on a 50 year licence agreement.

**£200,000**

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## Entrance Hall

Entrance door, radiator, cupboard housing boiler

## Open Plan Living/Kitchen/Dining Area

20'7 x 18'11 at maximum (6.27m x 5.77m at maximum )

Double glazed widows to side and rear, Double glazed French doors opening to sun deck, two double glazed skylights, two radiators, carpet. Kitchen Area: Range of wall and base units, stainless steel single drainer sink, gas hob, electric hob and extractor, integrated fridge/freezer, dishwasher and washer/dryer.

## Bedroom

18'11 x 18'3 at maximum (5.77m x 5.56m at maximum )

Double glazed windows to front and side, fitted

wardrobe, carpet, radiator. Free standing roll top bath. Potential for this area to be converted into two bedrooms if required.

## En Suite

9'9 x 9'0 at max (2.97m x 2.74m at max )

Frosted double glazed window to side, two pedestal wash basins, walk in shower enclosure, low level WC.

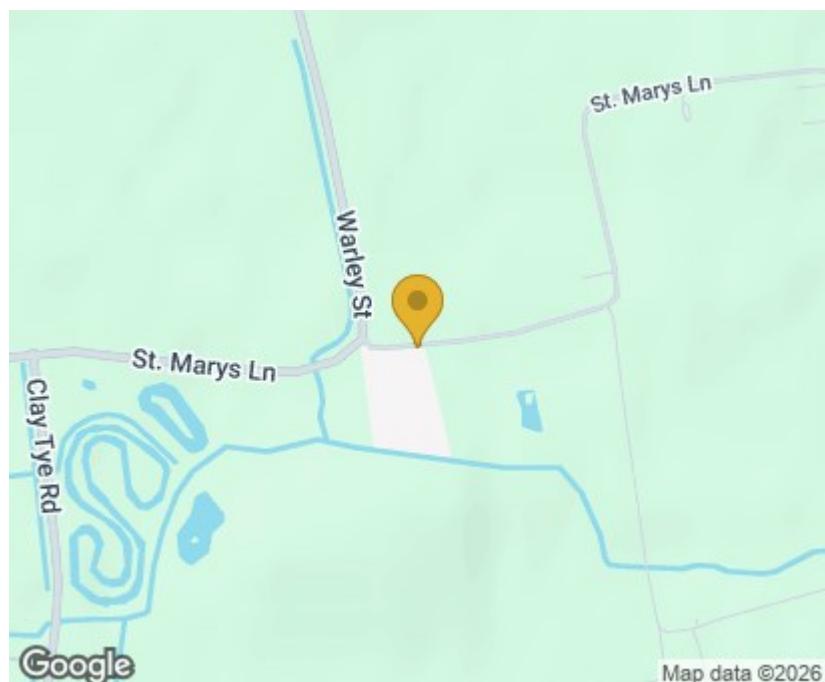
## Sun Deck

## Garden

Private lawned garden.

## Parking

Residents communal parking area providing parking for two cars.





GROUND FLOOR  
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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