



BLAKE &
THICKBROOM



Elm Farm Country Park, Frinton Road, Thorpe-le-Soken, Essex, CO16 0JE

Thorpe-le-Soken

Offers Over
£140,000

NO ONWARD CHAIN! Blake & Thickbroom are pleased to be offering for sale this recently refurbished two bedroom Park Home situated on the popular Elm Farm Country Park. The property is conveniently located within a short walk of local shopping facilities, pubs, restaurants, bus route and mainline railway station leading to London Liverpool Street. An internal inspection is recommended to fully appreciate the accommodation on offer.

ENTRANCE DOOR: Double glazed entrance door to:

KITCHEN / LIVING / DINER: 6.32m x 5.87m (20'9 x 19'3)

HALLWAY:

BEDROOM ONE: 3.58m x 2.87m (11'9 x 9'5)

ENSUITE SHOWER ROOM:

BEDROOM TWO: 3.58m x 2.87m (11'9 x 9'5)

BATHROOM:

OUTSIDE:

Material information for this property.

Tenure: Leasehold, balance of the lease is approx. 43 years.

Council Tax N/A.

EPC N/A.

Services connected:

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type- Mains.

Telephone and Broadband coverage - No. Broadband can be accessed by use of a dongle linked to a mobile phone provider.

Any additional property charges - Yes. Yearly Site Fees and Rates are payable and will be confirmed by the park.

Non standard property to note - Yes. The Park is under a 365 Leisure License Agreement so a forwarding address is needed for correspondence. The lodges can be used for holiday use, This is not a residential park. Buyers will need to provide their main residential address and proof of being registered at this address (council tax bill) to the site.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS

(INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Park Home

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- 20'9 x 19'3 KITCHEN / LIVING / DINER with INTEGRATED APPLIANCES
- BATHROOM
- GAS HEATING VIA RADIATORS
- DOUBLE GLAZING
- DECKED AREA FOR SEATING AND ACCESS
- PARKING
- COMMUNAL GROUNDS
- CLOSE TO SHOPPING FACILITES

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