



Heron Orchard Holiday Park Frostley Gate, Holbeach Spalding PE12 8SR

welcome to

Heron Orchard Holiday Park Frostley Gate, Holbeach Spalding

FANTASTIC OPPORTUNITY FOR YOUR OWN HOLIDAY HOME OR HOLIDAY LET. With open plan living area with integrated appliances. Two bedrooms and a bathroom. Outside there is off road parking and wrap around decking.



Open Plan Lounge/Kitchen

24' 3" x 12' 7" (7.39m x 3.84m)

Lounge Area:

having french doors leading to the wrap around decking.

Kitchen/Dining Area:

having range of units at wall and base level, worktops with inset sink. Space for oven and built-in fridge/freezer. Space for dining table.

Bedroom 1

12' 8" x 7' 10" (3.86m x 2.39m)

having built-in wardrobes with over head cupboards.

Bedroom 2

8' x 5' 6" (2.44m x 1.68m)

having built-in wardrobes with over head cupboards.

Bathroom

having bath with shower over, low level WC and wash hand basin set into a vanity unit.

Outside

having off road parking.

Agents Note

GROUND RENT £300.00 PER CALENDAR MONTH

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Heron Orchard Holiday Park Frostley Gate, Holbeach Spalding

- TWO BEDROOM HOLIDAY HOME WITH 12 MONTH SITE
- OPEN PLAN LOUNGE/KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING
- NO CHAIN

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 3600.00

This is a Leasehold property with details as follows; Term of Lease 20 years from 19 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107559 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk