



# GAME ESTATES

## PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

17 Poplars  
Church Lane  
East Mersea  
Essex  
CO5 8TJ

£45,000



2012 Two bedroom lodge

Off road parking

Two double bedrooms & wrap around decking

Open plan, kitchen, lounge & dining room

Two walk in wardrobes & en-suite & family shower room

Gas central heating

Game Estates are delighted to offer this 2012 two-bedroom lodge. Located on Coopers Beach Holiday Park with covered swimming pool, club house, restaurant and shop. Wrap around decking, off road parking, two walk in wardrobes, en-suite and family bathroom. Holiday homes cannot be used as a permanent address.

Hall  
Radiator

Open Plan Kitchen/lounge/diner: 24' 6" x 19' 6" (7.47m x 5.94m)

Boiler cupboard, patio doors to the front, windows to the side and front, glazed entrance door, fitted oven and microwave, space for dishwasher, washing machine, gas hob, inset stainless steel sink with mixer tap, extractor, breakfast bar, dining table and chairs.

Bedroom 1: 9' 2" x 9' 9" (2.79m x 2.97m)

Window to the side, doors to en-suite and walk in wardrobe

walk in wardrobe: 5' 6" x 4' 6" (1.68m x 1.37m)

Hanging rail and shelves

En-Suite: 5' 6" x 4' 10" (1.68m x 1.47m)

Enclosed shower, closed coupled WC, wash basin on a vanity unit, obscure window to the side, radiator.

Bedroom 2: 9' 1" x 9' 7" (2.77m x 2.92m)

Window to the side, radiator, door to walk in wardrobe.

Walk in wardrobe: 5' 6" x 4' 5" (1.68m x 1.35m)

Hanging rail and shelves.

Bathroom: 5' 6" x 6' 9" (1.68m x 2.06m)

Bath, obscure window to the side, wash basin on vanity with mixer tap, closed coupled WC, radiator, extractor.

lease remaining: 17 years

Site Fees £5918 per annum

