



Flagship Park, Flag Hill Great Bentley, CO7 8RE

Located on the Popular Gated 'Flagship Park' development in the Great Bentley Area is this TWO BEDROOM FULLY RESIDENTIAL PARK HOME for the over 50's. An early inspection is highly advised to appreciate all that this Park home has to offer. Offering spacious accommodation, allocated parking and private enclosed rear garden is not one to be missed. The property is conveniently positioned in a semi rural setting and is within four and a half miles of Clacton's town centre and seafront with Colchester's historic town centre within ten miles.

- Two Bedrooms
- 17'9 X 11'7 Lounge
- 9'7 x 7'2 Kitchen
- Gas Central Heating (n/t)
- Seperate Dining Area
- En-suite & Walk-in Wardobe
- Off Street Parking
- No Onward Chain
- Council Tax Band A



Price £185,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

ENTRANCE HALL

Entrance door. Doors to all rooms.



LOUNGE

17'9 x 11'7

Fireplace. Radiator. Double glazed window to side and front.
Doors to Kitchen.



KITCHEN

9'7 x 7'2

Fitted with a range of wall mounted matching units. Comprising; rolled edge work surfaces with cupboards and drawers below. Integrated oven. Four ring gas hob. Integrated dishwasher. Inset stainless steel sink unit. Double glazed window to side.



UTILITY ROOM

7'7 x 5'5

Fitted with a range of wall mounted units. Space and plumbing for washing machine. Integrated fridge/freezer. Doors leading to outside rear.



DINING ROOM

9'3 x 7'7

Patio doors leading to outside rear. Double glazed window to side. Open access to Kitchen.



BEDROOM ONE

10'2 x 9'7

Radiator. Double glazed window to side. Doors too En-suite and Walk-in Wardrobe.



EN-SUITE

Low level W/C. Corner shower cubical with wall mounted shower attachment (not tested). Vanity hand wash basin. Double glazed window to rear.



WALK-IN WARDROBE



BEDROOM TWO

10' 8 x 10'10 into bay

Built in wardrobes. Double glazed window to front.



STUDY

6'8 x 5'

Built in cupboard. Radiator. Double glazed window to front.



BATHROOM

Low level W/C. Vanity hand was basin with mixer tap. Panelled bath. Double glazed window to front.



OUTSIDE FRONT

Hard paved area providing off street parking. Decking leading up to outside rear. Side gate leading to outside rear.



OUTSIDE REAR

Artificial grass wrapped around. Storage shed. Greenhouse.
Slope leading up to entrance door.



EH 04/26

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 via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Material Information (Park Home)

Monthly ground rent/site fee amount (£340.00 Including Water):

Ground rent review period: January 2027

Age Restriction: Over 50's

Pets: Two Pets allowed

Council Tax: Tendring District Council; Council Tax Band - A ; Payable 2026/2027 £1562.40 Per Annum

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

GROUND FLOOR



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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Selling properties... not promises

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