



**Omar Newmarket, St Osyth Place, St. Osyth, Clacton-On-Sea CO16 8SE**





**welcome to**

## **Omar Newmarket, St Osyth Place, St. Osyth, Clacton-On-Sea**

- Private gated community
- Lounge with a 3-seater sofa and two armchairs
- Parking bay for two cars plus individual garden area
- Combi-bac carpet with underlay to the lounge
- Integrated kitchen appliances including a fridge-freezer, washing machine and dishwasher

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

from

**£179,995**

OMAR NEWMARKET - A modern and elegant lodge thoughtfully crafted to provide an ideal mix of comfort, functionality, and style. With a carefully considered layout and premium finish throughout, this lodge is perfectly suited to those looking for a calm, sophisticated lifestyle **CALL TODAY FOR MORE INFORMATION**



### **Agents Notes**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

### **GENERAL**

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments or the general surrounding areas and not specific to this plot and may differ from the finished development.

**view this property online** [williamhbrown.co.uk/Property/CTS310612](http://williamhbrown.co.uk/Property/CTS310612)



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.

#### **Property Ref:**

CTS310612 - 0002

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