



LAMB & CO

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Inspired by property, driven by passion.



## SEVEN ACRES, ST JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS PRICE £185,000

**\*\* BRAND NEW LUXURY PARK HOME - READY TO MOVE IN! \*\*** Introducing 'SEVEN ACRES', a stunning new development of 64 luxury Park Homes for the over 50's with 12 month leisure licence in beautiful landscaped grounds. Model shown is a Prestige Plantation 40' x 20' and is on site and available to purchase now!

- Brand New Park Homes
- Over 50's
- Range of Models to Suit All Tastes/Budgets
- Surrounded by Countryside
- Great Community on Site
- Luxury Landscaped Grounds
- 12 Month Licence
- Mains Services
- Gated Entrance



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## SUMMARY

Exclusive luxury lodge park. All plots come with external landscaped garden area, off-road parking, 12 month leisure licence. All homes come fully equipped and furnished with a choice of models are available,

The park offers peaceful surroundings with landscaped grounds and is dog friendly.

## SITE FEES

£3,525 PA.

Utilities metered and billed separately.

## SERVICES

Mains gas, electricity, water, drainage and fibre broadband are connected to all plots.

## MODEL

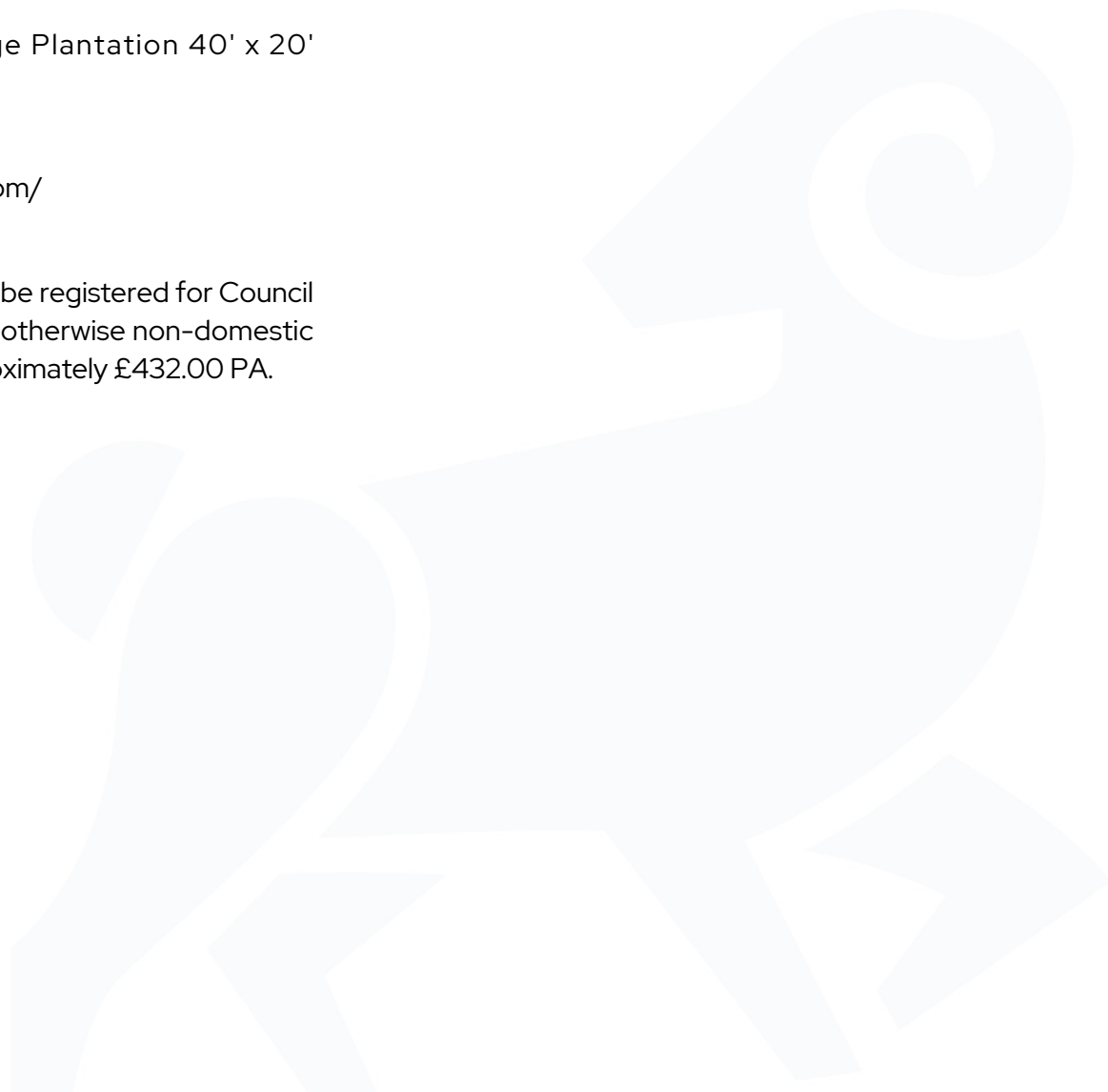
Model shown is Prestige Plantation 40' x 20' (centre lounge).

## THE PARK

<https://sevenacrespark.com/>

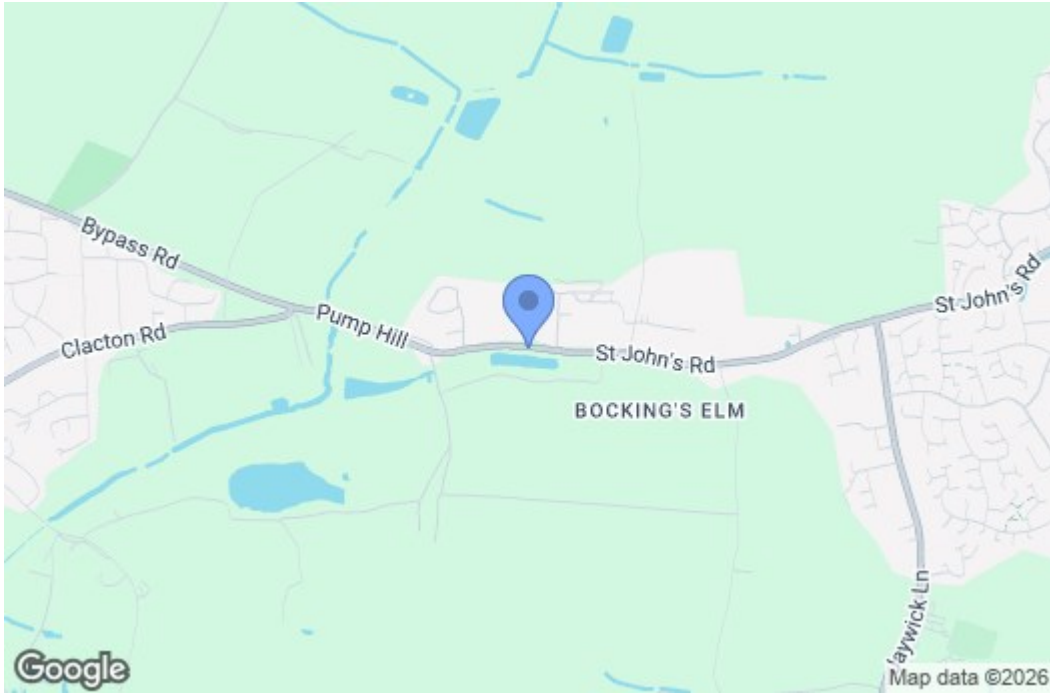
## COUNCIL TAX

Purchasers can choose to be registered for Council Tax if they wish (Band A), otherwise non-domestic rates are charged at approximately £432.00 PA.

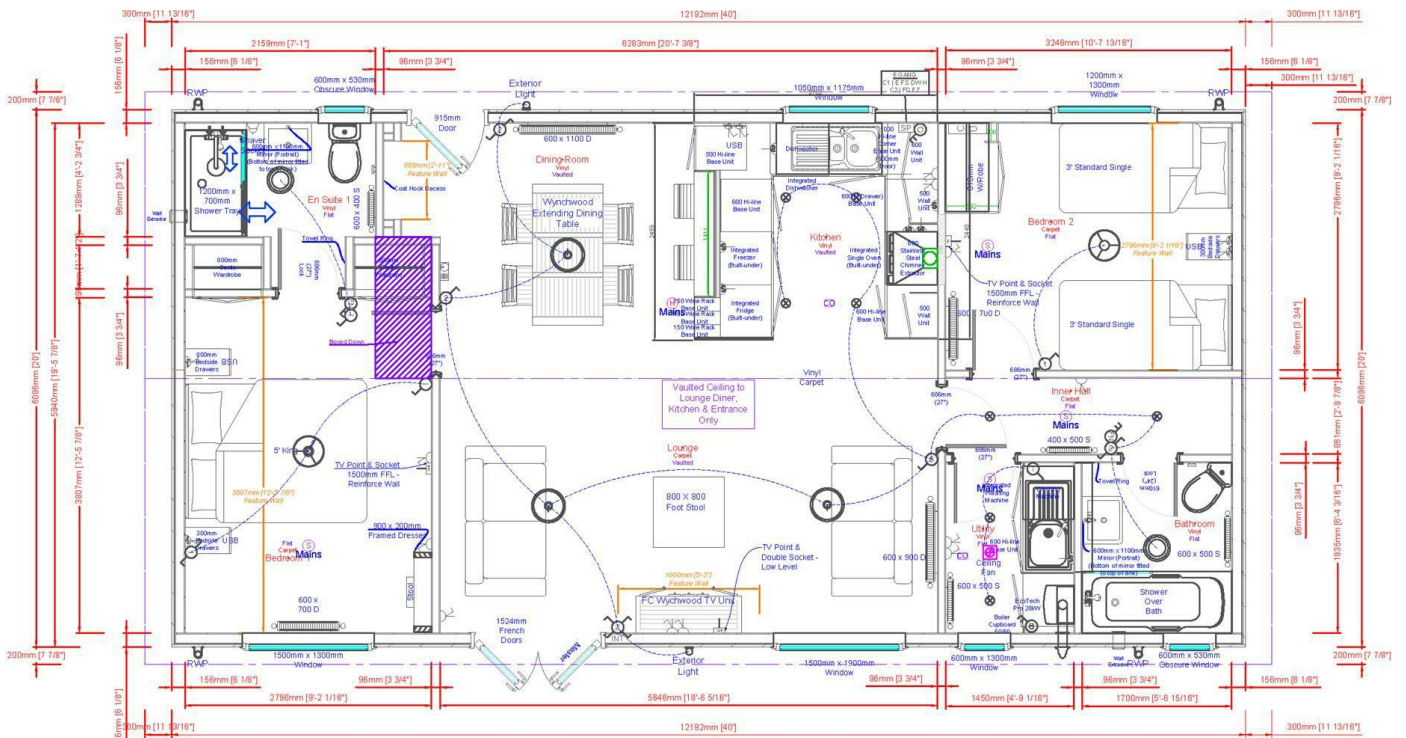


# Map

# EPC Graphs



# Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.