



**Cedar Springs Holiday Park, Bankside, Heacham, PE31 7AU**

**welcome to**

**Cedar Springs Holiday Park, Bankside, Heacham**

Situated within walking distance to the beach and local amenities, is this detached holiday chalet. The property has 2 bedrooms, lounge-diner-kitchen, shower room, parking to the front and no onward chain. Perfect for a holiday rental or weekend retreat. Call now to view!



### **Lounge/Kitchen/Diner**

15' 9" x 12' 10" ( 4.80m x 3.91m )

L-shaped open plan kitchen/lounge/diner with a selection of under counter cupboards, two electric hobs, stainless steel sink, double glazed window to front aspect and two double glazed windows to the side aspect.

### **Bedroom 1**

7' 11" x 7' 7" ( 2.41m x 2.31m )

Double glazed window to side aspect, fitted wardrobes and dressing table.

### **Bedroom 2**

8' x 5' 11" ( 2.44m x 1.80m )

This is a single room with a window to the side aspect and bunk bed.

### **Bathroom**

There is a mid-level WC, wash hand basin and a shower cubicle.

### **Agent Notes**

10 month occupancy, 1 March - 31 December, total ground rent and maintenance £628.16

or 6 month occupancy 1 April - 30 September, total ground rent and maintenance £428.16

Note: All site fees paid up until 1 May 2024

There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirement including any specific restrictions on occupancy or use.



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## Cedar Springs Holiday Park, Bankside, Heacham

- 2 Bedroom Chalet
- Ideal Holiday Rental
- Popular Location
- Open Plan Kitchen/Diner
- Chain Free!

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: 355.10

Ground Rent: 73.06

This is a Leasehold property with details as follows; Term of Lease 42 years from 25 Dec 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £55,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HUN105851 - 0021

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.



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