



BLAKE &
THICKBROOM



Oakleigh Park, Weeley, Essex, CO16 9DH

Weeley

£250,000

ALL YEAR LIVING WITHIN THIS GATED COMMUNITY! Upon entering the secured gated entrance strolling along the 200m established private drive you are then greeted with this brand new beautifully presented 'Omar' icon design park home being sold fully furnished, benefitting from allocated parking and enclosed garden.

This residential park home is sited in the heart of the popular Oakleigh Park development and is available with immediate occupation under 12 months leisure 365 licence. On site viewing is recommended to avoid disappointment.

KITCHEN DINER: 5.79m x 4.62m (19'0 x 15'2)

LOUNGE: 5.79m x 3.91m (19'0 x 12'10)

INNER HALLWAY: Storage cupboard, doors to:

BEDROOM ONE: 4.37m x 2.74m (14'4 x 9'0) (into wardrobe recess)

ENSUITE SHOWER ROOM:

BEDROOM TWO: 3.76m x 2.79m (12'4 x 9'2) (into wardrobe recess)

BATHROOM: White suite comprising panelled bath with mixer taps and shower attachment, vanity hand wash basin, low level WC, part tiled walls, heated towel rail, fitted mirror, down lighters. Vaulted ceiling, windows to front.

OUTSIDE: The gardens to be landscaped on this park home with steps and level entry to the main door. Small patio area, allocated parking space and rear garden to be enclosed.

Material information for this property

Tenure is Leasehold. Council Tax Band: N/A EPC: N/A

Services Connected

Electricity: Yes Gas: Yes LPG Supplied and metered and charged by Oakleigh Park utilities only

Water: Yes Sewerage type: Mains (water and sewerage charges included in site fee)

Telephone and Broadband coverage: Not known

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional charges for this property: Yes

Site fee charges £3396.48 for 2024 (we understand site fee charges will include water and sewerage connection)

Non standard property features to note: Yes

Occupants of the park home must be over the age of 50. Park home is sold with a leisure 365 lease agreement which expires in 2066.

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

Property Type: Mobile/Static

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

- TWO BEDROOMS
- EN SUITE SHOWER ROOM
- WHITE BATHROOM SUITE
- LPG GAS HEATING VIA RADIATORS
- DOUBLE GLAZED THROUGHOUT
- 19' x 15'2 LUXURY FITTED KITCHEN/DINER WITH NUMEROUS BUILT IN APPLIANCES
- 19' LOUNGE
- ALLOCATED PARKING
- REAR GARDEN
- EXCLUSIVE LIVING FOR OVER 50'S ONLY



