

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Hawkswood Road, Billericay  
Asking Price £285,995



**\*\* PLOT 15 \*\*** Cowling & Payne are delighted to introduce this over 50's residential park home development in the beautiful village of Downham in Essex. This development consists of 18 park homes, & offers 12-month living, situated in the picturesque Essex countryside, close to the South Hanningfield Reservoir. Each home has been designed and built to meet and exceed the British Residential Park Home Standard, ensuring the highest quality standard.

This remarkable property radiates an air of distinction and is a testament to superior craftsmanship and design.

The property boasts a total of two spacious bedrooms, offering ample living space and a serene atmosphere, ideal for relaxation after a long day. The bedrooms are generously proportioned and are designed to offer maximum comfort and convenience.

This detached park home is in immaculate condition, reflecting the care and attention to detail invested by the current owners. It offers a well-balanced layout that provides both private and communal spaces.

Each room in this home is thoughtfully designed and beautifully finished, contributing to an overall sense of elegance and sophistication.

**\*\* Plot 15 \*\*** Please call the office to find out further information on the exact plot **\*\***



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### \*\*\* IMPORTANT INFO \*\*\*

Tenure - Regulated License Agreement  
Ground rent/Pitch fee - £3480 per annum  
Council tax - Band A  
Heating - LPG Bottled  
Age restriction - over 50  
Pets - 2 Dogs & 2 cats welcome

### Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

### Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

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