



LAMB & CO

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Inspired by property, driven by passion.



## LEISURE GLADES PARK, ST OSYTH, CO16 8BS PRICE £114,995

A Park Home located on the established Leisure Glades park in Clacton. The park is exclusively for the over 50's and offers peaceful surroundings with well maintained open spaces.

- One Bedrooms
- Office
- 12 Month Leisure Licence
- Refurbished & Re Landscaped
- Over 50s
- Gated Entrance



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## GENERAL

Leisure Glades is a peaceful park situated with in easy reach of the beach and all Tendring has to offer, Clacton on Sea, St Osyth, Point Clear, Frinton on Sea, approx 20 mins away from the city of Colchester.

## SITE FEES

Approximately £3,150 PA

remainder of 2026 has been paid for

## SERVICES

Mains electricity, water and drainage. LPG piped gas, broadband and telephone.

## VIEWINGS

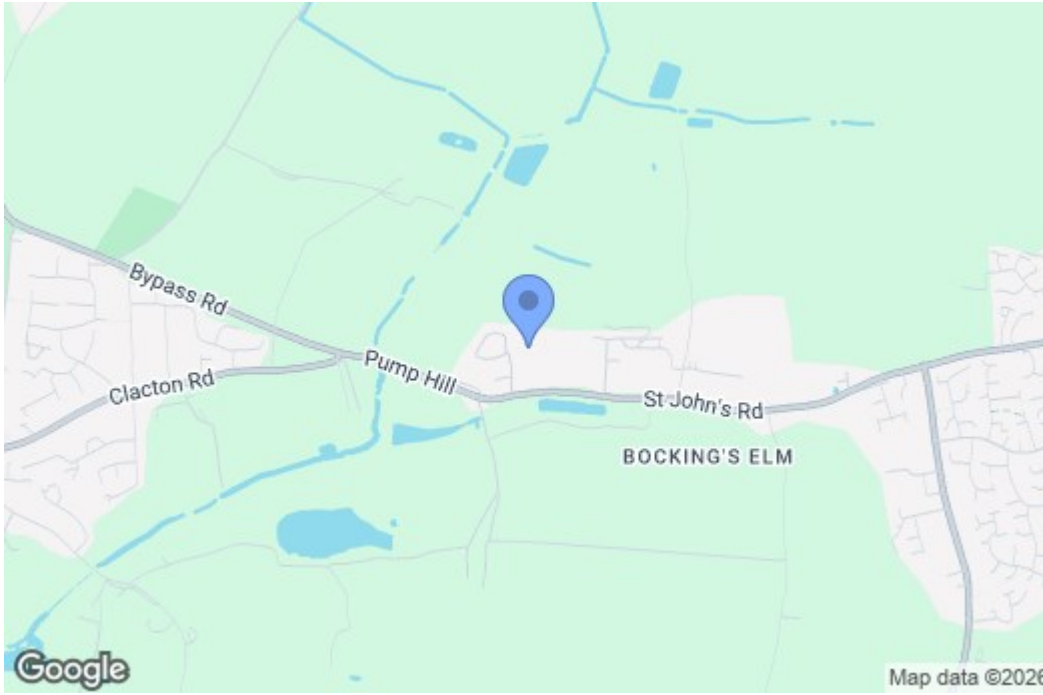
Strictly by appointment. Please call the office to arrange yours.

## COUNCIL TAX

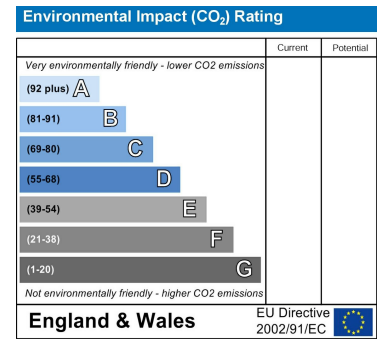
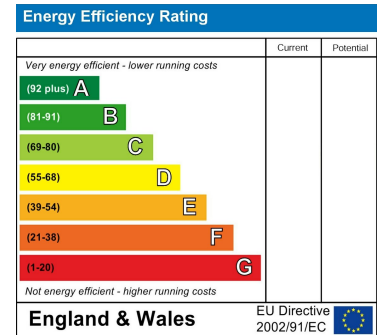
Purchasers can choose to be registered for Council Tax if they wish (Band A), otherwise non-domestic rates are charged at approximately £432.00 PA.



## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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