



LAMB & CO

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Inspired by property, driven by passion.



ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS

PRICE £128,995

**** 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!

- Two Bedrooms
- Private Garden Area
- Established, Peaceful Park
- 12 Month Leisure Licence
- Site Fees Free For Remainder of 2025 & Free Insurance
- Gated Entrance
- Over 50's



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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.

Model shown is the Willerby Mapleton 40' x 20' brand new and sited, ready to move in. The unit is built to a residential spec and comes fully furnished.

SITE FEES

Approximately £3,150 PA

remainder of 2025 will be included and free insurance

SERVICES

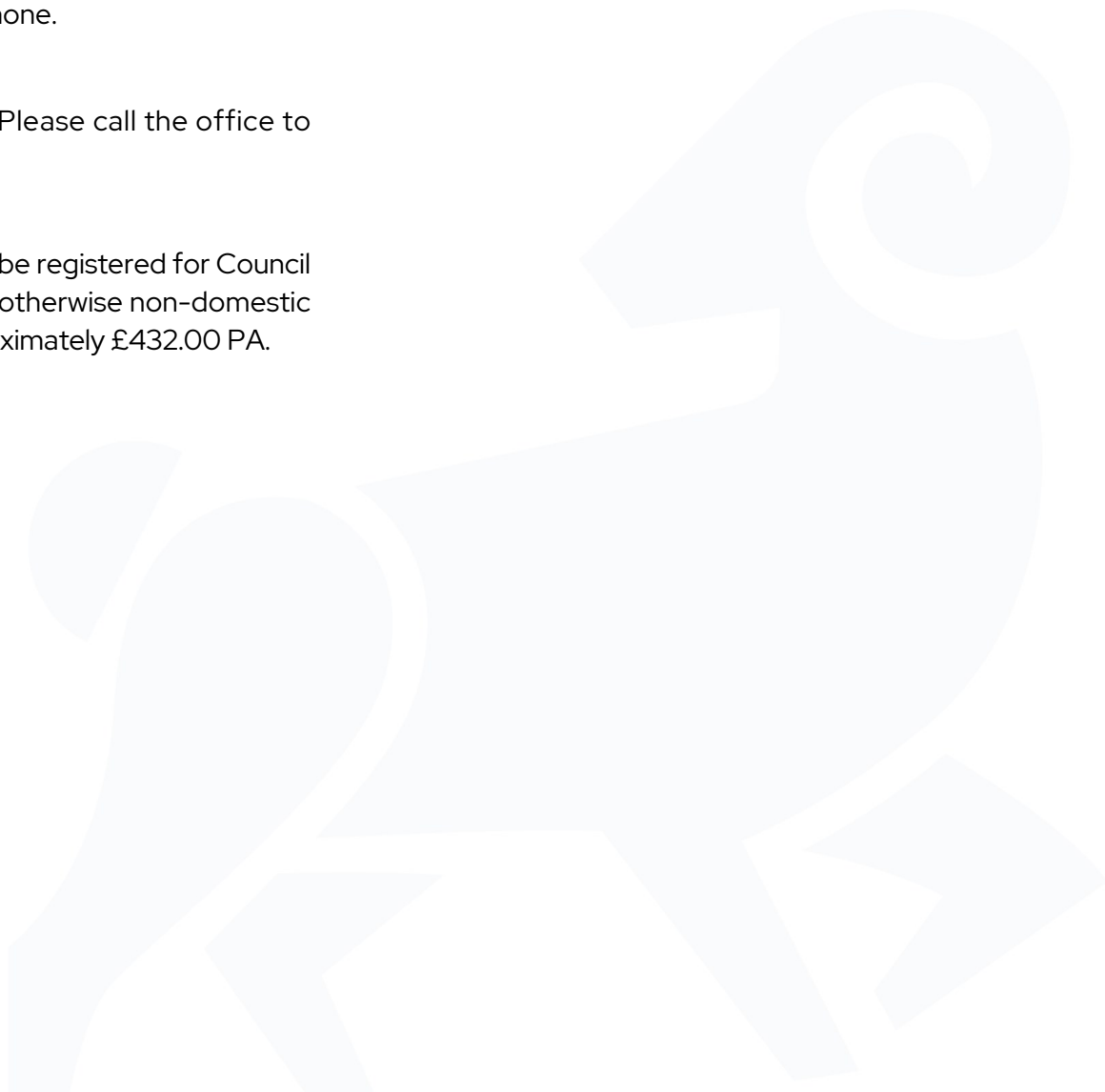
Mains electricity, water and drainage. LPG piped gas, broadband and telephone.

VIEWINGS

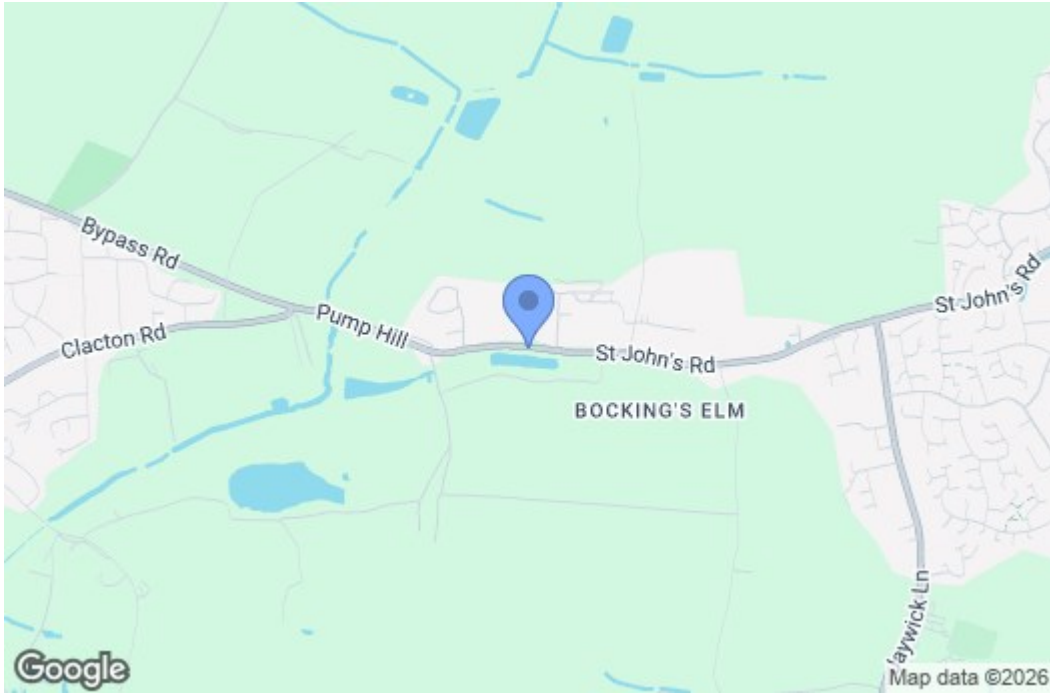
Strictly by appointment. Please call the office to arrange yours.

COUNCIL TAX

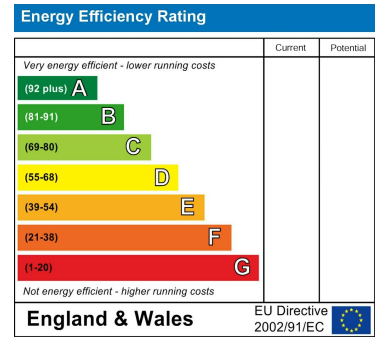
Purchasers can choose to be registered for Council Tax if they wish (Band A), otherwise non-domestic rates are charged at approximately £432.00 PA.



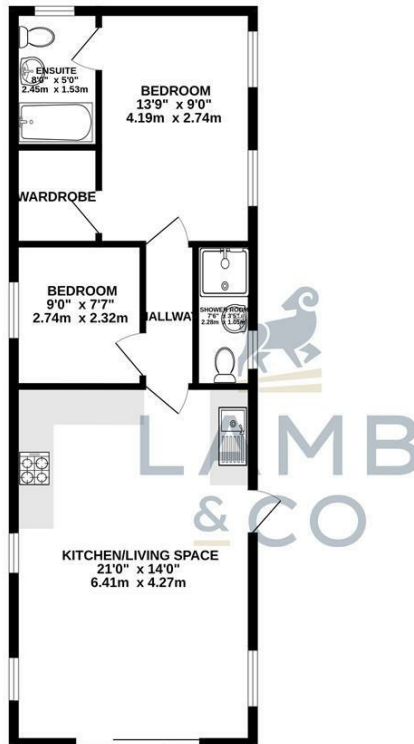
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 609 sq ft (56.5 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.
 Made with Metropix 02025

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.