



Flagship Park, Flag Hill Great Bentley, CO7 8RE

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM SEMI-DETACHED FULLY RESIDENTIAL PARK HOME located on Flagship Park at Flag Hill Great Bentley. The property is conveniently positioned in a semi rural setting close by to Great Bentley's popular 'Martins Farm' Country Park and is within four and a half miles of Clacton-on-Sea's town centre and seafront. It is in the valuers opinion that an early internal inspection is highly recommended to appreciate the accommodation and size on offer.

- One Bedroom
- 13'5 x 9'7 Lounge
- 7'7 x 9'3 Kitchen
- Gas Central Heating (n/t)
- Double Glazed Windows
- Private Side & Rear Garden
- Off Street Parking
- Over 50's Residential Park Home
- Private Gated Entrance
- Council Tax Band - A



Price £95,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

LOUNGE

13'5 x 9'7

Storage cupboard housing wall mounted gas combination boiler (not tested). Radiator. Double glazed window to front and side. Open access to;



KITCHEN

7'7 x 9'3

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Selection of matching wall units with cupboards and drawers at both wall and floor level. Tiled splash backs, Space for cooker. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Radiator. Double glazed window to side. Door to Inner Hall,



INNER HALLWAY

Doors to:

BEDROOM

9'2 x 9'4

Fitted wardrobes. Radiator. Double glazed window to rear.



SHOWER ROOM

Three piece white suite comprises low level WC. Vanity hand wash sink basin with mixer tap. Stand-in shower cubicle with wall mounted shower attachment above. Heated towel rail. Double glazed window to side.



OUTSIDE - FRONT

Hard standing area providing off street parking for two vehicles. Gate providing access to side and rear gardens.

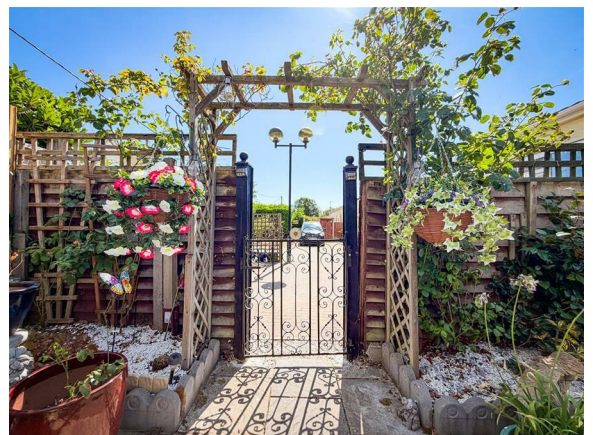


OUTSIDE - SIDE & REAR

Mainly patio paved with reminder being stone shingled and enclosed by panelled fencing. Three wooden storage sheds.



ADDITIONAL GARDEN VIEWS



GATED ENTRANCE

Flag ship park is situated on a gated park home community for the the over 50's.



JE 0826

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

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Material Information (Park Home)

Monthly ground rent/site fee amount (£): £306.98 per month which includes water bill

Ground rent review period: TBC

Age Restriction: 50 years +

Pets: One dog or cat is allowed. Caged pets must be kept indoors.

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

Material Information (Park Home)

Monthly ground rent/site fee amount (£): £340.42 Includes Water Rates Ground rent review period: Yearly

Age Restriction: Over 50's Pets: One cat or dog is allowed. Caged Pets must be kept indoors.

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Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1562.40 Per Annum

Services Connected:

(Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.



GROUND FLOOR



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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Selling properties... not promises

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