



Flagship Park, Flag Hill Great Bentley, CO7 8RE

Located in this established gated community in Great Bentley, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL DETACHED PARK HOME. The property is conveniently positioned in a semi rural setting and is within four and a half miles of Clacton's town centre and seafront with Colchester's historic town centre within ten miles. Whilst boasting a stunning wrap around landscaped garden and offered in excellent internal condition, viewing is highly recommended to appreciate the accommodation and gardens on offer.

- Two Bedrooms
- 11'5 x 11' Lounge
- 11'5 Modern Kitchen/Diner
- Modern Shower Room
- Gas Central Heating (LPG) (n/t)
- Double Glazed Windows
- Allocated Parking Space
- Beautiful Wrap Around Gardens
- Over 55's Gated Site
- Council Tax Band A

Price £139,995 Non-traditional



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Doors to:

KITCHEN

11'5 x 11'

Fitted with a range of cream panel fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer taps. Built in four ring ceramic electric hob with oven under and extractor hood above. Built in washing machine and fridge/freezer. All appliances not tested). Storage cupboard housing wall mounted gas boiler (not tested). Tiled effect flooring. Radiator. Double glazed window to side. Double glazed double doors opening onto Veranda.

ALTERNATE VIEW OF KITCHEN



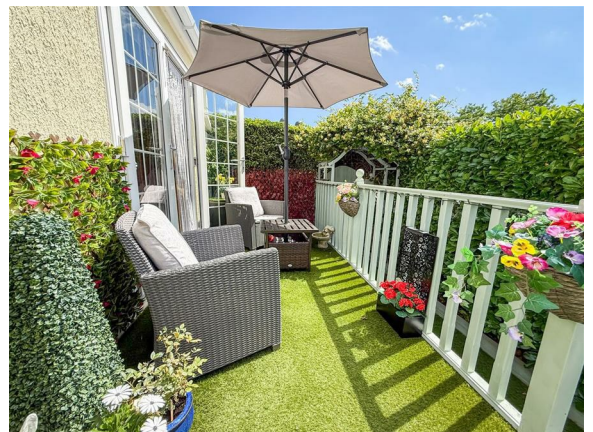
LOUNGE

11'5 x 11'1

Feature gas living flame effect fireplace (not tested). Radiator. Double glazed windows to side and rear. Double glazed double doors opening onto Veranda.



VERANDA



SHOWER ROOM

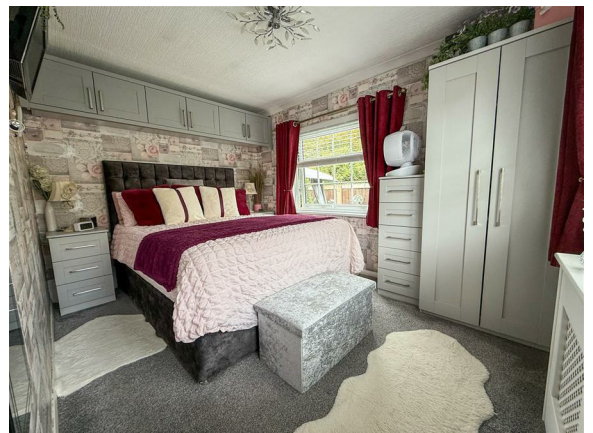
Fitted with a modern three piece white suite. Comprises concealed cistern low level WC. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Part tiled walls. Double glazed window to side.



BEDROOM ONE

11'5 x 10'9 nar 8'5

Double glazed window to side. Radiator. Fitted wardrobes.



BEDROOM TWO/STUDY

8'7 x 4'10

Double glazed window to side. Radiator.



OUTSIDE - WRAP AROUND GARDENS

The property is surrounded by beautiful landscaped garden spaces which includes raised veranda accessed from the Lounge and Kitchen/Diner. Remainder of the garden being laid with artificial grass with shingle borders. Storage shed. Enclosed by panel fencing. Side pedestrian access to front via both sides.



ALTERNATE VIEW OF GARDEN



ALTERNATE VIEW OF GARDEN (2)



OUTSIDE - FRONT

Off street parking for one vehicle. Array of mature flower and shrub borders.

Material Information (Park Home)

Monthly ground rent/site fee amount (£): 305.23pcm includes water rates Ground rent review period: Yearly
Age Restriction: Over 55's Pets: Dogs Allowed Council Tax Band: A

Services Connected:

(Gas): LPG (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

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.

JE 0625

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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



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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