

Maple Mews, Battlesbridge SS11 7GS



Guide Price:
£100,000 - £120,000

Situated on the popular Hayes Leisure Country Park Development is this spacious and well presented one bedroom park home with spacious luxury fitted lounge/kitchen with patio doors leading to large sun deck and large driveway to side of property for one/two vehicles. Keys held for viewings.

Offered with no onward chain.

Our Ref: 17616.



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Steps up to entrance door into entrance hall.

ENTRANCE HALL

Small storage cupboard.

BEDROOM 9' 6" x 7' 11" (2.9m x 2.41m)

Double glazed window to front aspect. Fitted wardrobe and bedside cabinets.



SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising walk in shower with rainfall shower head above and glass shower screen, wash hand basin inset to vanity unit with storage below and low level wc. Vinyl tile effect flooring.



LOUNGE/KITCHEN 23' 11" x 11' 5" (7.29m x 3.48m)

Four double glazed windows to all aspects.

LUXURY FITTED KITCHEN AREA

A range of base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Integrated oven. Inset electric hob with extractor hood above. Integrated washing machine, fridge and freezer.



LOUNGE AREA

Radiator. Carpeted. Double opening patio doors opening onto sun deck.

LARGE SUN DECK 15' 2" x 7' 8" (4.62m x 2.34m)

uPVC decking with uPVC balustrade.

EXTERIOR.

To the **SIDE** there is a **block paved driveway measuring 22' x 17' 11" (6.71m x 5.46m)** providing off street parking for one/two vehicles.

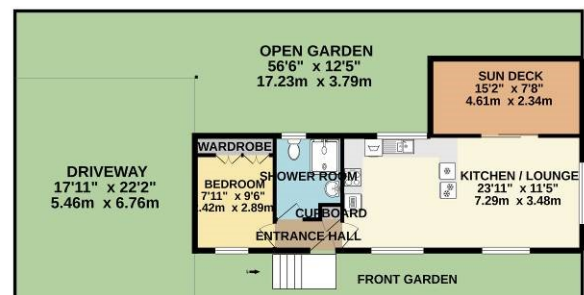
SMALL FRONT GARDEN with steps leading to entrance door.

To the **REAR** there is an open garden measuring approximately 55ft x 12ft (16.76m x 3.66m) mainly laid to lawn. Space for shed.

Agents Note:

The vendors have advised that the property has air conditioning. Ground Rent - £340.69 per month (including sewerage). Water - £36.35 per month.

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.