



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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7 Colne Way  
Coopers Beach Holiday Park  
Church Lane  
East Mersea  
CO5 8TJ

£35,000



Two bedroom 2018 Willerby Lymington model

17 year lease remaining

Open plan kitchen/lounge and diner

En-suite to master

Family shower room

Gas central heating

Short walk to sea and clubhouse

Site fees £6000 per annum

Two bedroom 2018 Willerby Lymington caravan, offered in good condition, 17 years lease remaining, clubhouse, indoor and outdoor swimming pool, 11 month site, holiday homes cannot be used as a permanent residence.

Lounge/kitchen/Diner 18' 3" x 11' 10" (5.56m x 3.60m)

Windows to front and side aspects, gas fire, dining area, double bed in sofa, open to kitchen, roll top work surface with inset sink with mixer tap, integral fridge/freezer, boiler cupboard, radiator.

Bedroom 1 11' 9" x 8' 9" (3.58m x 2.66m)

Two windows to side, fitted double wardrobe, dressing table, radiator.

En-suite 3' 10" x 3' 5" (1.17m x 1.04m)

White, close coupled w.c, pedestal wash basin with mixer tap, wall mounted heated towel rail, obscure window to side aspect.

Bedroom 2 8' 1" x 5' 9" (2.46m x 1.75m)

Single wardrobe, window to side aspect, radiator.

Family Bathroom 7' 10" x 3' 5" (2.39m x 1.04m)

White suite comprising enclosed shower, pedestal wash basin with mixer tap, close coupled w.c, wall mounted heated towel rail, obscure window to side aspect.

lease remaining: 17 years

Site fees £6000 per annum

