

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Palm Court, Hayes Country Park, Battlesbridge, Wickford, SS11 7GH



£255,000

Built in 2018 on the popular Hayes Country Park in Battlesbridge for the over 55's, situated on a double plot measuring 45ft by 20ft, is this stunning two double bedroom park home which has been modernised by the current owners to a very high specification throughout. Having an en suite and dressing area to master bedroom, composite raised decking area and two driveways providing off street parking. Within walking distance to riverside walks. Council Tax Band: B. Viewing advised. Our Ref: 19863.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Plastered ceiling with inset LED spotlighting. Radiator. Access to full height airing cupboard.



BEDROOM ONE 11' 2" x 9' 4" (3.4m x 2.84m)

Double glazed semi bay window to front aspect. Coving to plastered ceiling. Radiator.



Open plan to **DRESSING AREA**. Two sets of double opening wardrobes. Plastered ceiling with inset spotlighting. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising large walk in tiled shower cubicle with thermostatic shower, table top circular wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Wood effect flooring. Heated towel rail. Plastered ceiling.



BEDROOM TWO 9' 5" x 9' 3" (2.87m x 2.82m)

Double glazed window to side aspect. Coving to plastered ceiling. Radiator. Large walk in storage cupboard.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising roll top bath with chrome taps and telephone handset mixer tap, table top circular wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Wood effect flooring. Part tiled walls. Heated towel radiator.



UTILITY ROOM 9' 5" x 5' 7" (2.87m x 1.7m)

Obscure double glazed door providing access to side aspect. Coving to plastered ceiling with inset spotlighting. Base and eye level Shaker style units incorporating wood effect work surface to one wall. Tiled splash back. Wood effect flooring. Radiator. Open plan through to kitchen.



KITCHEN 10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to side aspect. A comprehensive range of modern Shaker style base and eye level units incorporating work surface with stainless steel sink drainer unit. Integrated eye level electric oven. Separate gas hob with extractor hood above. Tiled splash backs. Integrated appliances. Wood effect flooring. Coving to plastered ceiling with inset LED spotlighting. Door providing access to lounge/diner.



L-SHAPED LOUNGE/DINER 18' 9" max x 17' max (5.72m x 5.18m)

A twin set of double glazed semi bay windows to front aspect. Plastered ceiling with inset LED spotlighting. Wall mounted electric fire. Radiators. Door returning to entrance hall.



EXTERIOR.

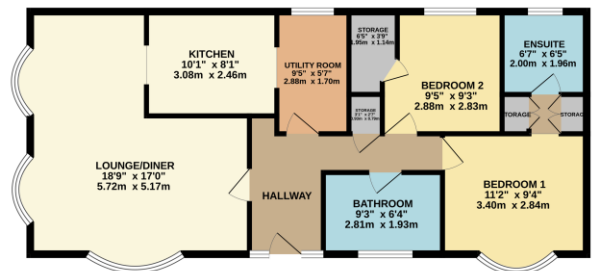
As previously mentioned the property sets on a plot measuring 45ft by 20ft (13.72m x 6.1m) with two block paved driveways providing off street parking. Steps up to front. Picket fencing with gate providing access to rear. Raised composite deck area with balustrade. Access to rear of property. Small garden area.



Agents Note:

Hayes Country Park is for Over 55's.
 Council Tax Band: B - £138 per month.
 Owned from new - purchased 31st May 2019. (Receipt for purchase is available).
 No outstanding loans against the lodge.
 Still covered by Gold Shield ten year warranty until 2028 (has been extended after eight years). There is a £50 cost for the transfer of the Gold Shield warranty.
 Service Charge, Ground Rent and water - £472.86 per month.
 Energy Rating: 185.
 Gas Bottles - £79 each.
 The exterior has been painted twice in five years - after two years and in March 2024 with Resintex receipt for latter.
 Club house on site with fully serviced bar which holds various events with a £15 annual membership fee.

GROUND FLOOR
 828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (77.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements shown are approximate and any other measurements are taken for any other purposes or requirements. The floor plan is for information only and does not constitute an offer of any property. The floor plan is for information only and does not constitute an offer of any property. The floor plan is for information only and does not constitute an offer of any property. The floor plan is for information only and does not constitute an offer of any property.

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.