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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

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



£220,000

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.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



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.



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.



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.



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).

Still covered by Gold Shield ten year warranty until 2028

Service Charge, Ground Rent and water - £472.86 per month.

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.

Floor plan of a 3-bedroom house. The layout includes a Lounge/Diner (38'9" x 17'0", 5.72m x 5.17m) with a fireplace, a Kitchen (10'1" x 8'1", 3.08m x 2.46m) with a sink, a Utility Room (9'5" x 7', 2.88m x 1.70m) with a sink, a Bathroom (9'3" x 6'4", 2.81m x 1.93m), and three Bedrooms: Bedroom 1 (11'2" x 9'4", 3.40m x 2.84m), Bedroom 2 (9'5" x 9'3", 2.88m x 2.83m), and an Ensuite (6'7" x 6'5", 2.00m x 1.96m). There are also several storage areas, including a large storage room (6'5" x 12'5", 3.6m x 1.36m) and smaller storage spaces in the bedrooms and utility room. The house features a central hallway and a front entrance.

Room	Dimensions (ft x in)	Dimensions (m x m)
Lounge/Diner	38'9" x 17'0"	5.72m x 5.17m
Kitchen	10'1" x 8'1"	3.08m x 2.46m
Utility Room	9'5" x 7'	2.88m x 1.70m
Bathroom	9'3" x 6'4"	2.81m x 1.93m
Bedroom 1	11'2" x 9'4"	3.40m x 2.84m
Bedroom 2	9'5" x 9'3"	2.88m x 2.83m
Ensuite	6'7" x 6'5"	2.00m x 1.96m
Storage (Large)	6'5" x 12'5"	3.6m x 1.36m

TOTAL FLOOR AREA: 820 sq ft (77.0 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, utilities and appliances shown have not been tested and so guarantee as to their operability or efficiency can be given.

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