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# BIRDS

## ESTATE AGENTS



62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL

**138 KENSINGTON  
MANOR PARK HOLIDAY VILLAGE  
MANOR ROAD  
HUNSTANTON PE36 5AZ**

**£25,000**

**Vacant Possession Upon Completion**



**A very well presented 2007 'Willerby Aspen' 6 berth mobile home with gas central heating & upvc double glazing, sited on the popular Kensington area of the park with the advantage of 11 months occupation.**

**PLEASE NOTE THAT THE 15% OF THE SALE PRICE PAYABLE TO MANOR PARK IS PAID BY THE SELLER AND NOT THE PURCHASER**

**Open Plan Kitchen/Diner/Sitting Room:** fitted base and wall units, integrated fridge/freezer, 'Stoves Newholme' gas cooker with extractor unit over, dining table and 4 chairs, corner seating incorporating sofa bed 2 matching arm chairs, feature fireplace with modern log effect electric fire, ceiling fan and light..

**Entrance Hall:** cupboard containing the 'Worcester 24i junior' gas combination boiler.

**Shower Room:** walk-in shower cubicle, vanity hand basin, wc.

**Bedroom:** twin beds with cupboards over, wardrobe and drawer unit.

**Bedroom:** double bed, mirror sliding door wardrobe and drawer unit, ensuite wc and hand basin.

**Outside:** wide decking to the front and side, storage box, hard standing.

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**TO VIEW:** PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

**Manor Park Holiday Village** is one of two large holiday parks on the south side of the town, well-served with amenities including a club and swimming pool. Beaches and the sea-front are not too far away and Hunstanton is a popular town for holidaymakers.

Occupation is 11 months in each year (15th January to 15th February 2011 excluded).

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, **£3981.00**. Water and General rates **£275 pa**.

Commercial sub-letting is permitted.

