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BIRDS

ESTATE AGENTS



62 Westgate
Hunstanton
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PE36 5EL

171 KENSINGTON
MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£19,995

Vacant Possession Upon Completion



An immaculate 2010 'ABI Resort' 8 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.

ONLY 12 MONTHS OLD

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

Open Plan Kitchen/Lounge/Diner: fitted base and wall units, 'Spinflo Enigma' gas cooker & hob, refrigerator, wrap-around seating with sofa bed, feature gas fire, wall unit, corner seating with table and stools.

Hall: cupboard containing the 'MorcoSuper Compact' gas combination boiler.

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

Cloakroom: wc and hand basin.

Bedroom: twin beds. wall mounted cupboard.

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Bedroom: double bed, wardrobe.

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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, **£3153.70** Water and General rates **£275 pa.**

Commercial sub-letting is permitted.

