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BIRDS

ESTATE AGENTS



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

£57,500

Vacant Possession Upon Completion



A well presented 2007 'Willerby New Hampshire' double unit 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 Lounge/Kitchen/Diner: range of fitted base and wall units, American style fridge/freezer, space and plumbing for washing machine, range style New World gas cooker and hob, breakfast bar. Dining table & 4 chairs, sofa & 2 arm chairs, contemporary style feature electric fire

Hall: cupboard containing the Worcester gas combination boiler.

Bedroom: double bed, walk-in wardrobes **Ensuite** wc and hand basin, space and plumbing for bath.

Bedroom: double bed, mirror door wardrobes, dressing table, 2 Velux windows, door to....

Shower Room: large walk-in cubicle, vanity hand basin and wc, towel radiator.

Outside: wide decking to the front and side, storage box with plumbing for washing machine, hard standing for several cars, large garden area.

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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 2012 excluded).

There is an annual site fee in respect of grass cutting and rubbish collection etc. and use of the amenities, **£3129 1st March 2012 - 28th February 2013** which is payable in advance. Water and General rates **£275 pa.**

Commercial sub-letting is permitted.

