WILBEE & SON

01227 374010
property@wilbeeandson.co.uk

52 Bluebell Woods Shalloak Road, Broad Oak, Canterbury, CT2 0QA



1985 Omar Waveney 44' x 12' 2 bedroom static home circa 1985 available for sale with no forward chain. IN NEED OF COMPLETE UPDATING , located on the ever popular Bluebell Woods Park Site in Broad Oak en-route to Canterbury & Herne Bay. Bottled gas Central Heating .Double glazing ..AGE RESTRICTION 55 YEARS MINIMUM EACH PERSON . Pet restriction applies . Service charge payable currently at £252 per month.. PLEASE NOTE THAT THIS PROPERTY IS NOT MORTGAGEABLE .....







Offers In The Region Of £40,000 Leasehold

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Entrance Hall
Built-in cupboards. Radiator. Power points.

Back Bedroom
7'6" excluding door recess x 9'9" (2.29m excluding door recess x 2.98m)
Fitted wardrobe. Power points. Radiator.

Single Bedroom
7'6" x 7'2" excluding wardrobe area (2.29m x 2.2m excluding wardrobe area)
Radiator. Power points.

Shower/WC
Recently fitted suite never been used comprising of Shower cubicle. Pedestal wash hand basin. Low level WC suite. Medicine cabinet. Radiator.

Kitchen/Diner
12'4" x 11'7" (3.78m x 3.54m)
Requires updating. Cupboard housing gas boiler for central heating and hot water. Power, water supply.

Front Lounge
12'11" x 11'9" (3.95m x 3.60m)
Radiator. Door to side garden. Television point. Power points. Fireplace and electric fire. Wall lights.

OUTSIDE
Surround garden. Patio.

NOTES
Service charge £252 Pm. Car parking approx. £7 per month. Pet restriction. Minimum age 55 years.

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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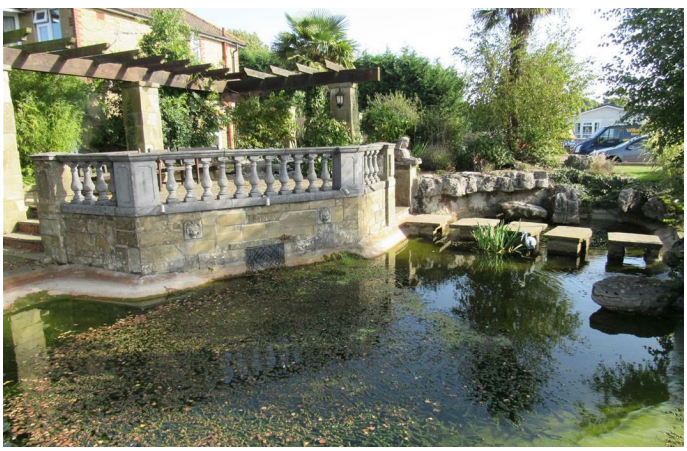












107 Mortimer Street, Herne Bay, Kent, CT6 5ER
www.wilbeeandson.co.uk

01227 374010
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