



53 Dengrove Park Shalloak Road, Broad Oak, Canterbury, CT2 0PZ



Immaculate one bedroom 'Omar Oulton Excel' static home located on the ever popular residential estate of Dengrove Park en-route to Canterbury & Herne Bay. This property is now being sold by the original owners who purchased the home 23 years ago and custom designed all the accommodation. Mains gas central heating and double glazing. Lots of internal and external nice fixtures and fittings being included in the sale Garden furniture and water feature included . Viewing highly recommended. Quick sale required to secure onward purchase. Current ground rent and service charge (2023) £232.00 PCM. Current council tax £144.00 per month (subject to discount for a single occupier). Minimum age 50 years. Pet restrictions. PLEASE NOTE THAT THERE IS NO LEASE ON THIS TYPE OF PROPERTY IT IS A PARK HOME /MOBILE HOME WHICH FALLS UNDER THE MOBILE HOMES ACT 1983, THEREFORE HAS NO SPECIFIED TERMS OF YEARS ..



Offers Over £90,000 Leasehold



Entrance Hall

Radiator and cover. Storage cupboard.

Lounge (front)

12'3" x 9'8" (3.75m x 2.95m)

Wooden window shutter. Double aspect room. Television point. Power points. Radiator. Fan convector modern electric heater. Central light fitting. Double glazed patio doors to balcony.

Kitchen / Diner

12'6" (max depth) x 9'6" (3.83m (max depth) x 2.92m)

Double aspect room. Television point. 'Hotpoint' fridge freezer. Washing machine. 'Indesit' spin drier. Radiator. Gas hob with extractor above. Electric oven. Window blinds. Modern light fitting. Cupboard. Boiler for central heating and hot water.

Shower/WC

Walk in Shower cubicle. Low level WC. Pedestal wash hand basin. Medicine cabinet mirror fronted. Window blind. Radiator with cover.

Bedroom

9'6" x 7'8" (2.90m x 2.34m)

Radiator. Power points. Range of fitted wardrobes one door mirror fronted.

OUTSIDE

Surround garden. Paved. Metal shed. Outside tap. Tool storage. Flower pots, seats etc.. 2x plastic containers. Water butt. External power points.

NOTES

Current ground rent and service charge (2023) £232.00 PCM. Current council tax £144.00 per month (subject to discount for a single occupier). Minimum age 50 years. Pet restrictions.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





