

# Shaw Rabson & Co

ESTATE AGENTS - LETTINGS AGENTS



## Chalet 42, The Parade, Greatstone, New Romney, TN28 8RN

- SEMI DETACHED
- KITCHEN
- TO INCLUDE MAJORITY OF CONTENTS
- 8 MONTH OCCUPANCY
- 2 BEDROOMS
- LOUNGE/DINER
- LEASE EXPIRES 2030
- COUNCIL TAX BAND 'A'

**Asking price  
£17,000**

# Full description

We are pleased to offer this delightful 2 bedroom semi detached holiday chalet, situated on the Romney Sands Holiday Park and being just a few hundred yards from the sands shores of the Romney Bay. The annual camp fees allow use of the indoor swimming pool, club-house entertainment, fishing lake, tennis courts etc. Lease expires 2030. Occupancy allowed 1st March- 31st October. The majority of contents included with the property.

## LOUNGE/DINER

15'3" x 10'5" max approx

UPVC Double glazed door. TV aerial lead. Net Curtains. Curtains. Carpets

## KITCHEN

7'4" x 5'8" max approx plus breakfast bar

Rolled edge work surface with a range of cupboards under and over. Inset stainless steel sink having mixer tap.

Zanussi electric hob. Lamona electric oven. Washing machine. Fridge. Freezer. Breakfast bar with shelving under. Part tiled. Tiled floor.



## BEDROOM

9'1" x 6'9" max approx

Built in double wardrobe with handing rail and shelf. Net Curtains. Curtains. Carpets



## BEDROOM

9'1" x 8'7" max approx

Built in single wardrobe with handing rail and shelf. Cupboard housing fortic tank. Net curtains. Curtains. Carpet.

## BATHROOM

Matching suite comprising panelled bath. 'Bristan' Electric Shower. Extractor fan. Shower curtain and rail. Pedestal wash hand basin. Electric towel rail. Shave point and light. Part tiled

Tiled floor.

## SEPARATE WC

Low level WC. Tiled floor

## OUTSIDE

Light.

Council tax band: A

Ground rent and water rates :£1493 PA

Lease expires. October 2030

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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