



Three Bedroom Mobile Home  
Larch Crescent, Vicarage Lane, Hoo, Kent, ME3 9TQ

Offers Over £150,000  
To be Advised

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### Description

Sought after park. Hoo Marina is situated on the Hoo peninsula. Perfect for great walks, this particular static home is a stones throw away from the marina itself. Benefiting from its own parking and outside space and being sold with no onward chain. Some cosmetic improvement required to enhance. Accommodation comprises; hall, lounge, three bedrooms, kitchen, sunroom and bathroom. Parking to side of property. Residential park. Prime position.

Pitch fees apply: we understand from the vendor that fees are approx £166.93 per month as from Jan 2024. Waterfee approx £36.50 per month.

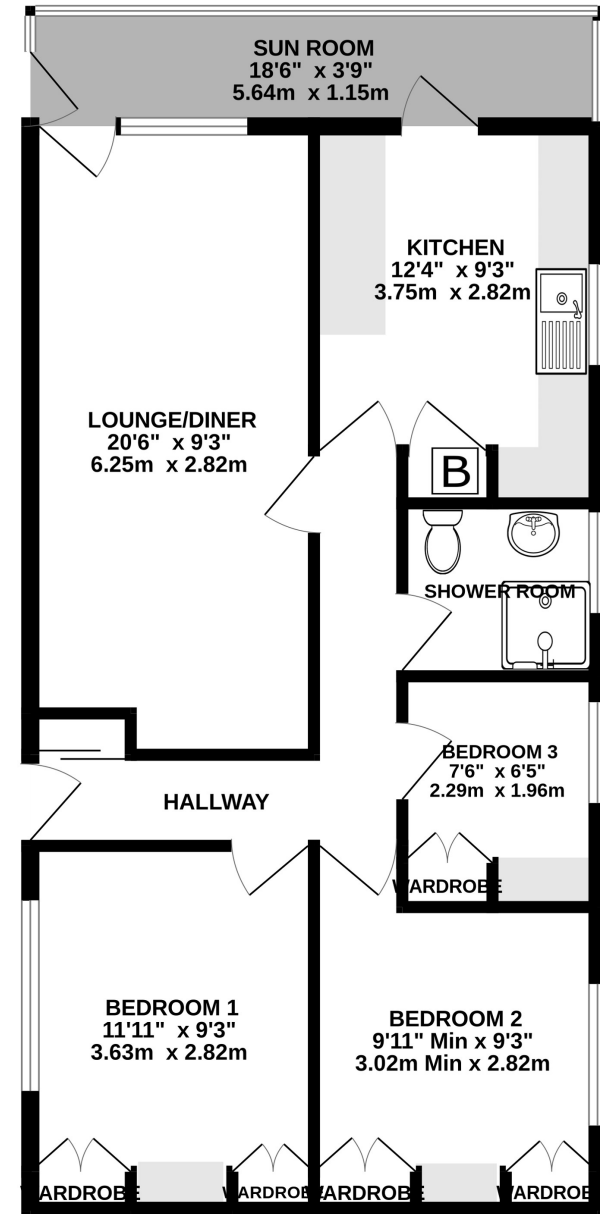
### Key Features

- Hoo Marina Park
- Three bedroom Static Home
- No chain
- Prime Position on park
- Close to waterfront
- Residential Park
- Pets allowed
- Parking with Car Port

### Local Area

Hoo is full of charm with the surrounding villages of Cliffe and Cooling with it's beautiful castle and village shops. Being distant from busy life but within reach of local motorways.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

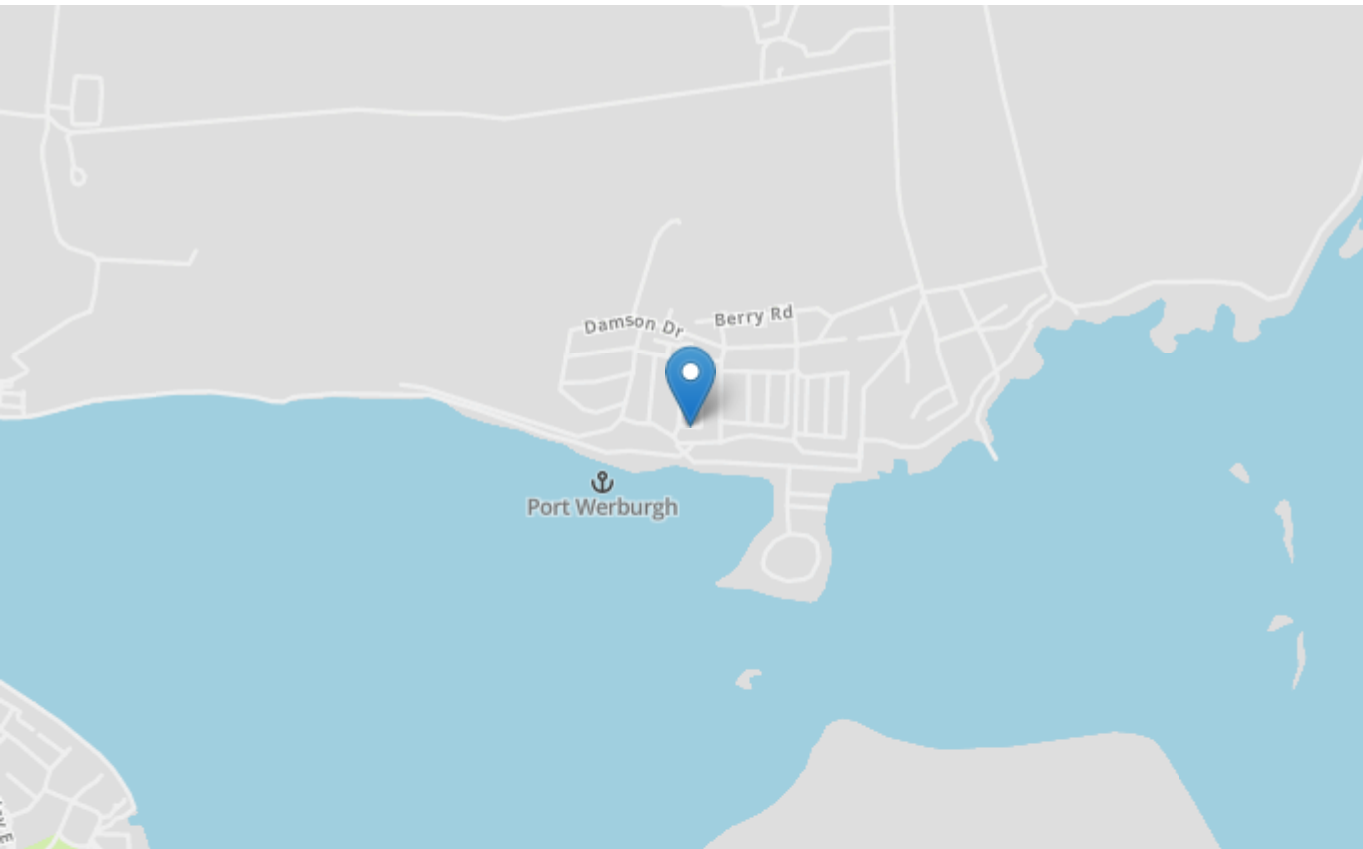
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Location

Larch Crescent, Vicarage Lane, Hoo, Kent, ME3 9TQ



<b>Tenure</b>	To be Advised
<b>Lease Term</b>	TBC
<b>Ground Rent</b>	Water Fee: £212.30
<b>Service Charge</b>	Pitch Fees: Jan 2024
<b>Local Authority</b>	Medway
<b>Council Tax</b>	£1124.47 Band A

### Greyfox Walderslade

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#### Agent Notes

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