

## 2013 ATLAS PRIMA

35FT X 12FT

\*

TWO BEDROOMS

\*

PLOT F3

**£15,000**  
STANDARD SHORT  
SEASON



## THE HOLIDAY HOME

THE ATLAS PRIMA IS A WELL LOVED HOLIDAY HOME IN EXCELLENT CONDITION SITED ON A PLOT OFFERING SEA VIEWS AND FULL SUN.

THE CENTRE LOUNGE LAYOUT WORKS REALLY WELL MAXIMISING THOSE STUNNING SEA VIEWS. THE LARGE WRAP AROUND, GATED DECKING LEADS DIRECTLY INTO THE LOUNGE WHICH FEATURES A FIREPLACE AND SOFA BED. THE MAIN BEDROOM BENEFITS FROM A DOUBLE BED AND EN-SUITE WC AND IS LOCATED AT ONE END OF THE HOLIDAY HOME, THE TWIN BEDROOM AND FAMILY SHOWER ROOM ARE LOCATED AT THE OTHER END - BOTH BEDROOMS BENEFIT FROM INTEGRATED BLINDS AND CURTAINS.

THE PLOT IS VERY LOW MAINTENANCE, HAS PARKING FOR 2 CARS AND IS A SHORT WALK TO THE SITE FACILITIES.

\*DUE TO FUTURE PARK REDEVELOPMENT WE ARE UNABLE TO OFFER A HOLIDAY HOME UPGRADE ON THIS SPECIFIC PLOT AT THE END OF THE LICENCE.

WE WILL BE HAPPY TO DISCUSS THIS WITH YOU\*

### KEY FEATURES

TWO BEDROOMS  
MAIN SHOWER ROOM  
MASTER DOUBLE  
EN SUITE WC  
FEATURE FIREPLACE  
SEA VIEWS  
BRIGHT & AIRY  
FULLY DECKED  
EXCELLENT CONDITION

★ Please note pictures are for illustration only and final spec may differ from that shown.

[www.woodhill-park.com](http://www.woodhill-park.com)



Kitchen



Front Room



Bedroom

## ADDITIONAL FEATURES

- ✓ CENTRE LOUNGE LAYOUT
- ✓ DINING TABLE AND FOUR CHAIRS
- ✓ SOFA BED TO LOUNGE

## LICENCE

LICENCE ON PARK UNTIL 12/08/2028  
SHORT SEASON IS FROM 19/3 TO 31/10

## CONTACT US

### Email:

[holidayhomesales@kellingheath.co.uk](mailto:holidayhomesales@kellingheath.co.uk)

### Telephone:

01263 589900

**ALL OF OUR HOLIDAY HOMES FOR SALE**

**CAN BE VIEWED BY VISITING**

**[WWW.WOODHILL-PARK.COM/HOLIDAY-HOMES.HTML](http://WWW.WOODHILL-PARK.COM/HOLIDAY-HOMES.HTML)**

This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality. The warranty is only valid for the first homeowner.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes.

Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that:

the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park;

while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home.

Please contact Kelling Heath Holiday Park if you have any questions about this caravan holiday home.

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