



SANDY BAY

Information Sheet

All Bungalows come with:

- 2 Bedrooms
- 2 Bathrooms
- En-suite to Master Bedroom
- Fitted Wardrobes
- Fully Fitted Kitchen
- All Kitchen Appliances
- Fully Furnished Throughout
- Luxury Glazed Decking Area
- Driveway for 3 Cars
- Separate Shed with Power
- Illuminated Garden Areas
- 10 Year New Home Guarantee

Bungalow Prices:

- 800 Size from **£259,995**
- 900 Size from **£279,995**
- 1000 Size from **£299,995**
- 1200 Size from **£339,995**

Stamp Duty is **NOT** payable on any Bungalow

General Information:

- Service Charge of £240 per month (£260 for 1200 Size Bungalows) which includes:
 - 24 Hour Security
 - Full use of all Resort Leisure Centre Facilities (for up to 6 persons)
 - Maintenance of the Resort
 - Household Waste Collection and Disposal (3 times a week)
- Council Tax Band 'A' (approximately £92 per month)
- Utilities Supply: Natural Gas, Electricity, Water (all on 'Smart' meters)
- Telephone Line Preparation (BT cabling throughout the bungalow)
- Internet Preparation (BT Fibre Broadband cabling throughout the bungalow)
- Satellite TV Preparation (Satellite TV cabling throughout the bungalow)

See overleaf for current availability of bungalows

A LUXURY RESIDENTIAL RESORT - EXCLUSIVELY FOR THE OVER 50s