



2016 Model

# Willerby Winchester

38' x 12' - 2 Bedroom

The all new Winchester boasts a truly unique interior layout with stunning design features throughout.

The large kitchen combines contemporary styling with practical use of space and storage, incorporating a large dining area that's perfect for family meals. What's more, the Winchester's unique layout allows for separate living and kitchen areas - making the lounge, with its generous L-shaped sofa, ideal for cosy nights in. The family shower room is large and well-appointed, and the bedrooms have a distinctly 'boutique hotel' feel, with sumptuous soft furnishings and chic display areas.

The Winchester benefits from energy efficient PVCu double glazed windows and doors as well as a gas central heating system featuring a high efficiency condensing combi boiler. - making it the perfect choice for those in search of a true 'home from home'.

€53,495



For further information please call us on

**01308 897317** or visit:  
**freshwaterbeach.co.uk/sales**

# Annual Site Fees and Running Costs

## Site Fee's

**£3,413.00**  
(payable in 2 Instalments  
1st Jan & 1st March)

## Rates

**£270 approx**  
(set by the Local Authority in April)

## Utilities

**£450 approx**  
(Water, Refuse & Street Lighting)  
invoiced October

## Electricity

**£100 approx**  
(dependent on usage)  
invoiced November.

## Gas

**£150 approx**  
(dependent on usage)

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