





ABODE Estate Agents are delighted to present this beautifully two-bedroom park home. The accommodation features a well-appointed kitchen, an inviting inner hallway, a spacious lounge/diner, two comfortable bedrooms, and a modern wet room. Outside, the property offers a low-maintenance patio. With the added advantages of UPVC double glazing and gas central heating, we highly recommend viewing this park home to truly grasp its size and location.



Accommodation

Entrance hall

With central heating radiator, double glazed front entrance door and doors leading off to:

Lounge Diner

With two central heating radiators, fireplace with inset electric fire, double glazed window to the front elevation and two double glazed windows to the side elevation and a door leading to the kitchen.

Kitchen

With a selection of matching wall and base units having a roll edge preparation work surface, electric oven, four ring gas hob, sink with mixer tap and drainer, space for washing machine and fridge freezer, built in storage cupboard, central heating radiator, double glazed window to the rear elevation and a double glazed door leading to the porch.

Master Bedroom

With central heating radiator, double glazed window to the rear elevation, built in wardrobes and drawer unit.

Bedroom Two

With central heating radiator, double glazed window to the front elevation and a built in wardrobe.

Wet Room

With a walk in shower, wash hand basin with mixer tap, low level WC, central heating radiator and a double glazed window to the front elevation with opaque glass.



Outside

The outside of the property to the front elevation features a parking space with a pathway leading to the main entrance, which has an electric lift. The property has a block paved patio area ideal for seating and outside storage.

tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Pitch fee £182.66pcm



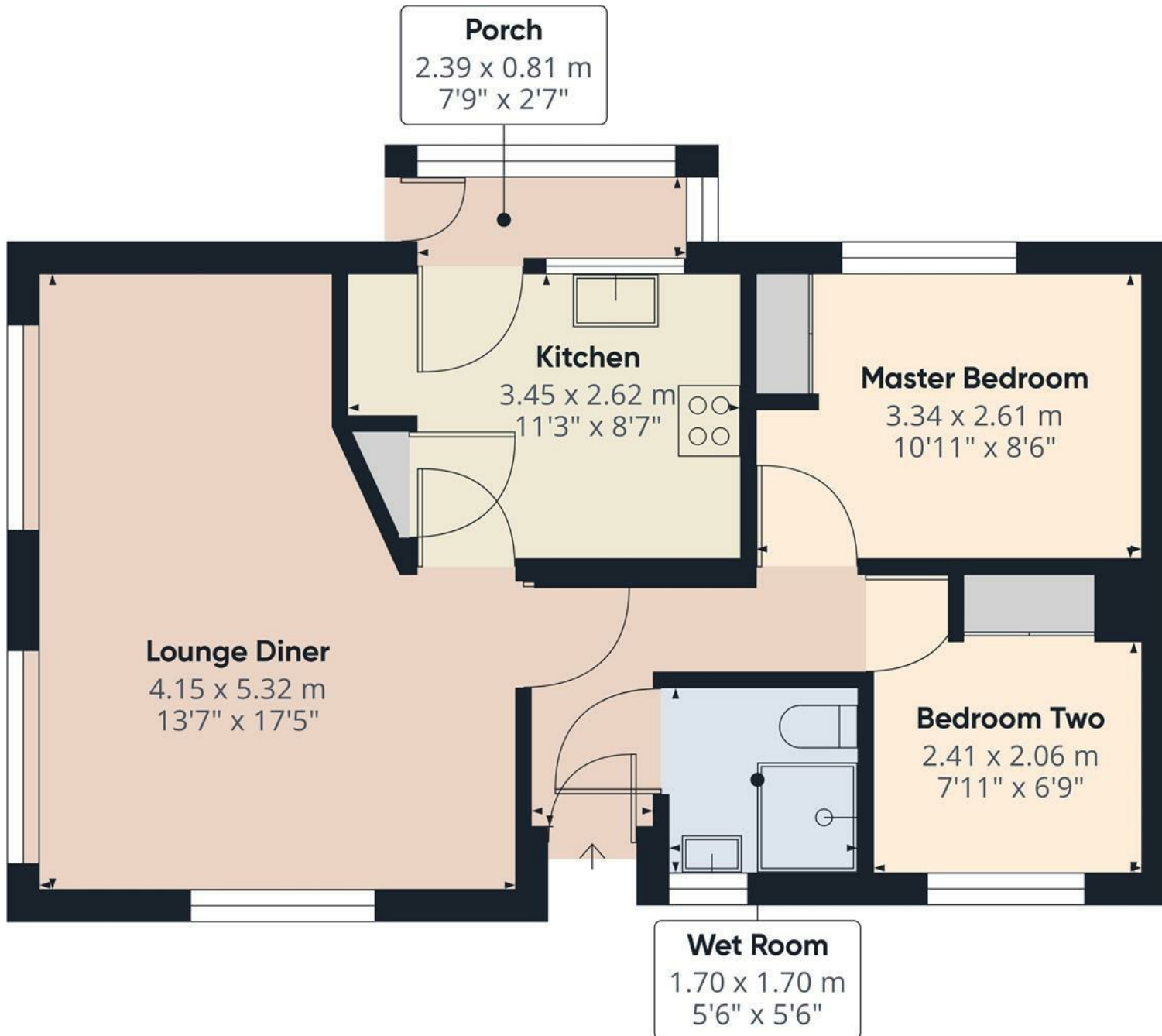




Water £23pcm

Services: Mains water, drainage, electricity and bottled gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

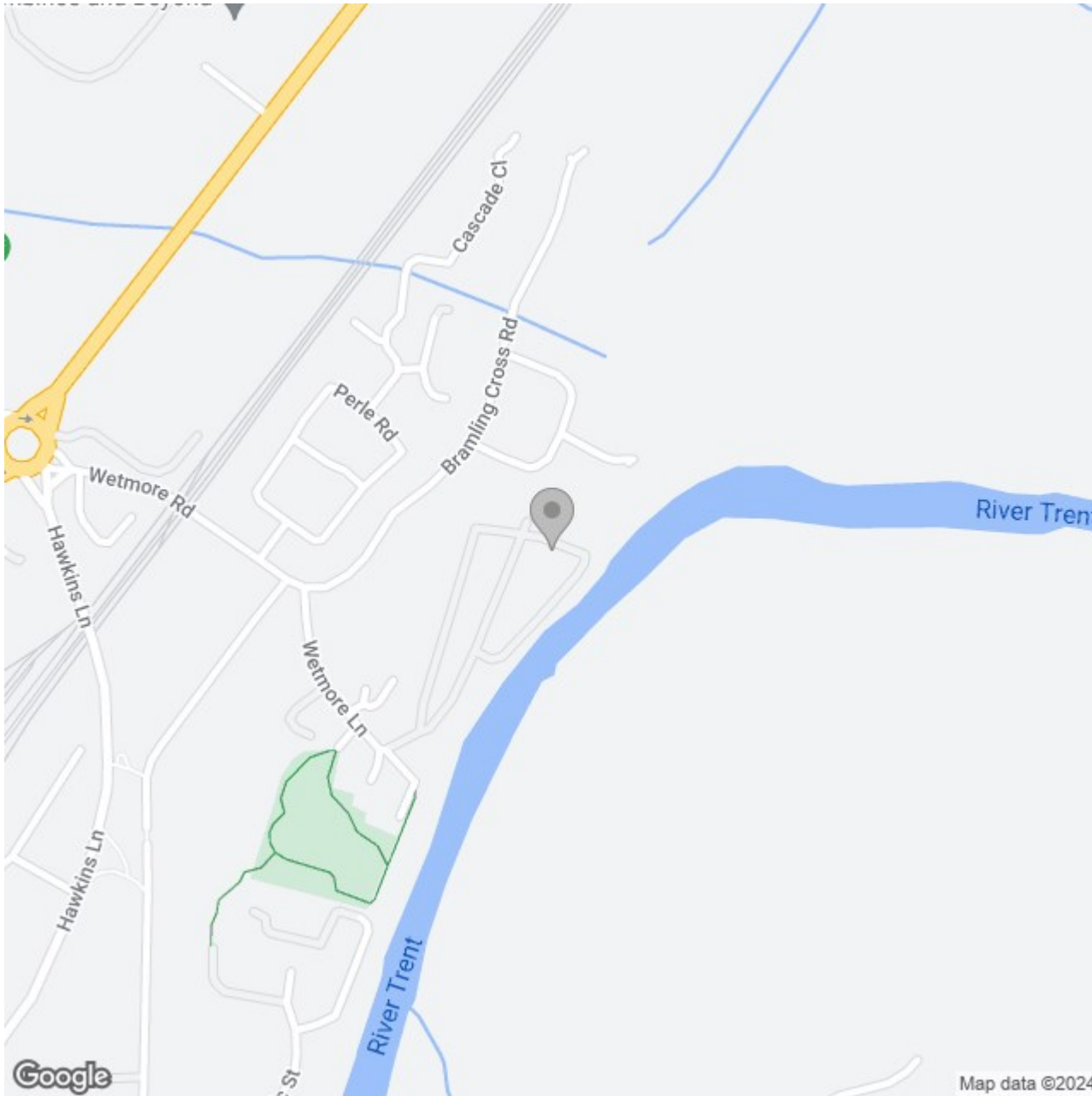




Approximate total area⁽¹⁾
51.5 m²
554.3 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating

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