





A Detached park home with two double bedrooms, two reception rooms, and no upward chain, located in a private gated community. The accommodation includes a porch, entrance hall, cloakroom, lounge, dining room open plan to the kitchen, two bedrooms, and a shower room. Outside, there are front and rear gardens, along with allocated parking. The property is situated in a community with access to nearby river walks.



## Accommodation

The entrance hall provides access to the cloakroom, lounge, both bedrooms, and a shower room. The cloakroom includes a two-piece suite with a wash hand basin and low-level WC.

The lounge features double doors leading into the dining room, which is open plan to the kitchen. The kitchen is fitted with a range of units and has space for a fridge/freezer, cooker, and washing machine.

Both bedrooms have fitted wardrobes, overhead storage, and dressing tables. The shower room is fitted with a power shower, wash hand basin, and low-level WC.

## Outside

The property features front and rear gardens with a sun patio and allocated parking space.

## Additional Information

- Tenure: Leasehold (purchasers should confirm).
- Ground rent/service charge: £182.66 per month.
- No dogs are allowed on this site.







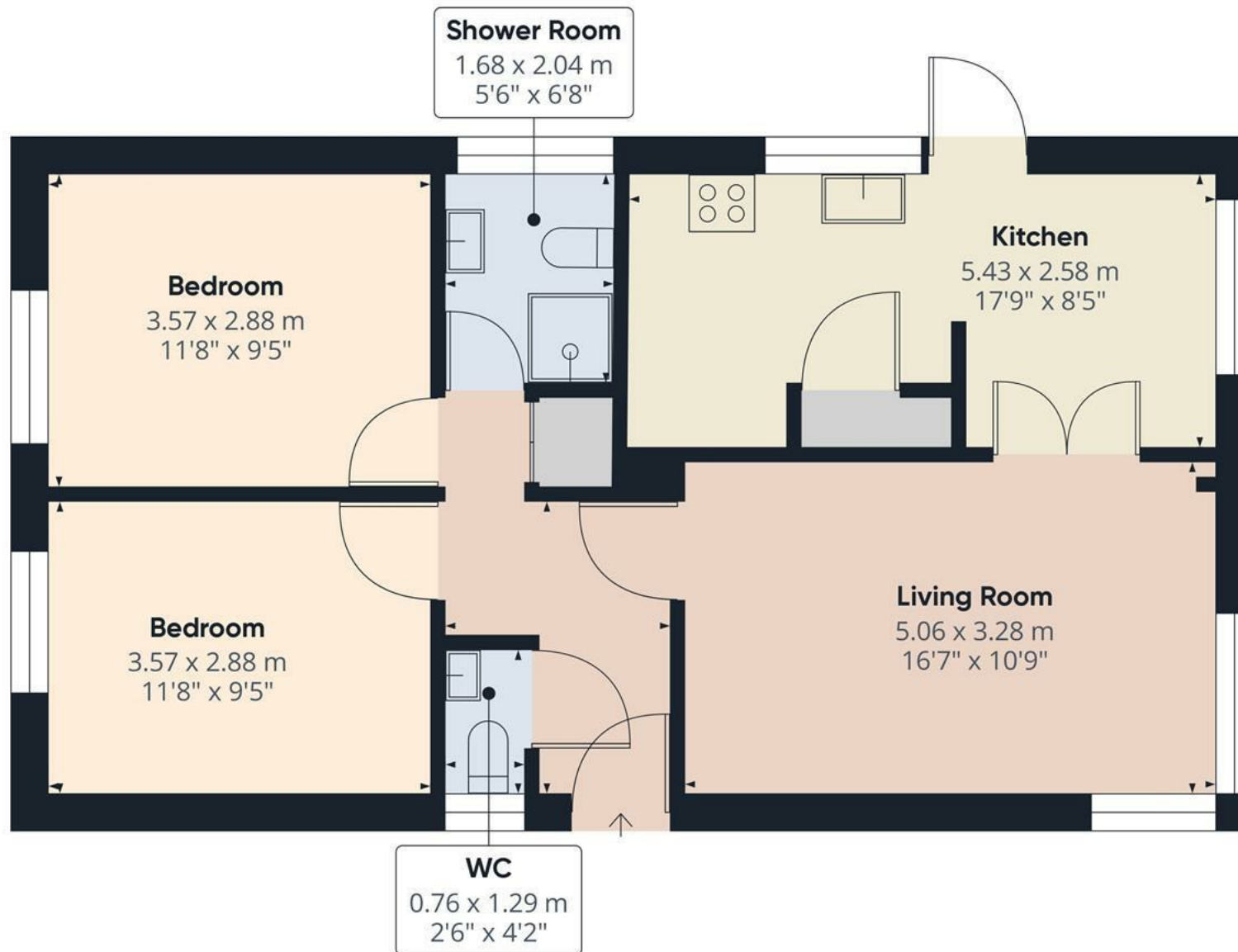












Approximate total area<sup>(1)</sup>  
61.5 m<sup>2</sup>  
661.98 ft<sup>2</sup>

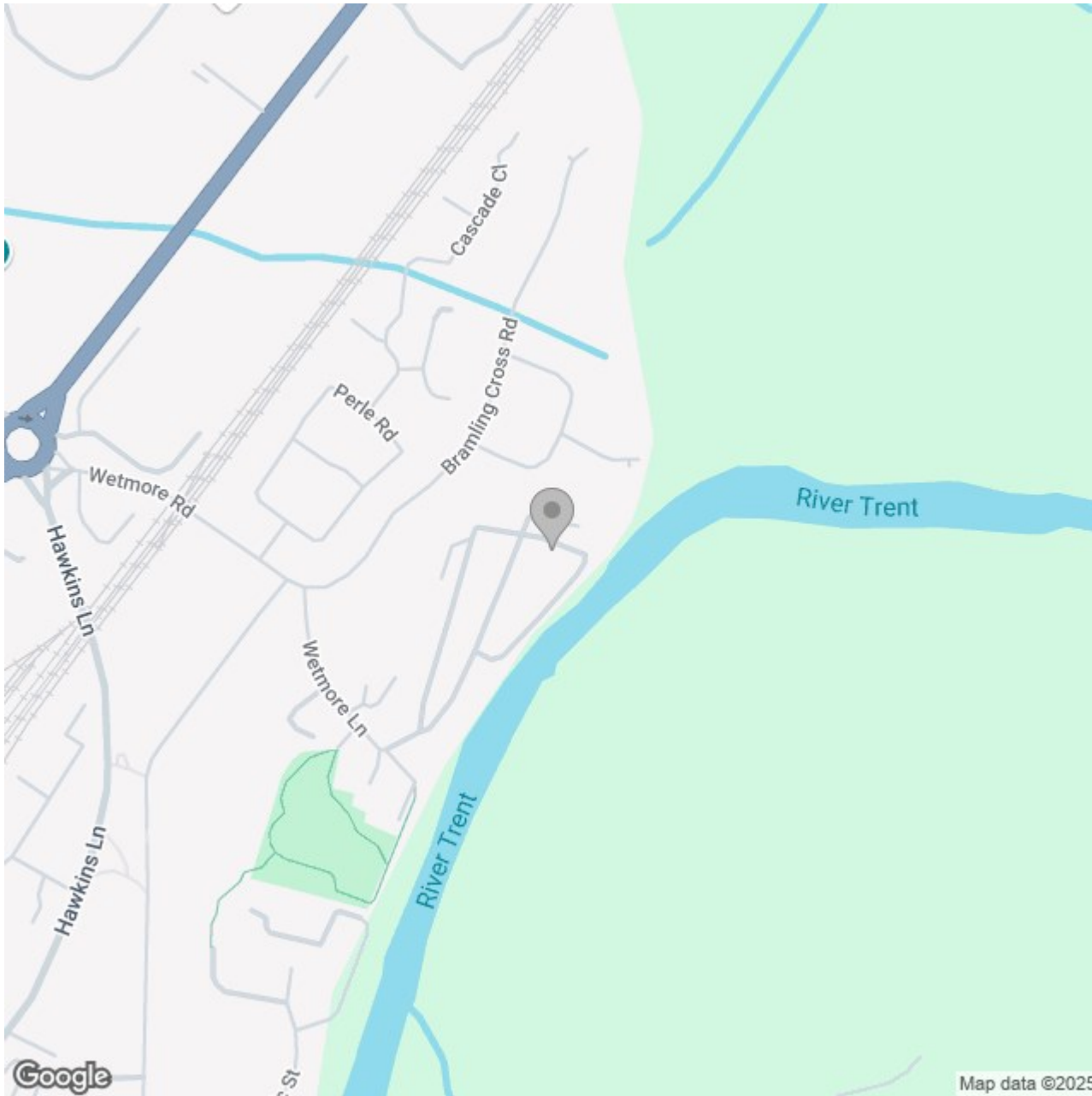
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

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