







## Property Description

A beautiful presented one-bedroom park home that has had a complete renovation including exterior cladding (under warranty) new floor and windows, bathroom and kitchen, set within the prestigious location of the Meriden Hall Park Home Estate, situated within a fantastic plot to the front of the site. The property is also within close proximity to local shops and amenities as well as easy access to major bus routes and countryside footpaths. Briefly comprising of an entrance hallway, lounge, kitchen / dining room, bathroom and one large double bedroom. The property benefits from low maintenance gardens and the added benefit of a parking space in the communal car park.

## Approach

Approaching up pathway and brick-built steps to entrance door.

## Entrance Hall

Giving access to the bedroom, bathroom and living room / kitchen

## Lounge / Kitchen

22' 3" x 9' 8" ( 6.78m x 2.95m )

Fitted unit, feature fireplace, patio doors to front, window to the side and patio door.

A new modern kitchen with base and wall mounted units, oak work surfaces, sink and drainer with mixer tap, electric cooker, gas hob and an integrated fridge freezer.

## Master Bedroom

15' 6" x 9' 8" ( 4.72m x 2.95m )

L-Shaped

Large spacious double bedroom with windows to the rear and side elevations.

## Bathroom

Fitted with suite comprising of quadrant shower enclosure with electric shower, low-level WC, pedestal wash hand basin and window to side.

## Garden

Beautiful maintained mature garden to both sides and rear , hedge lined for privacy.

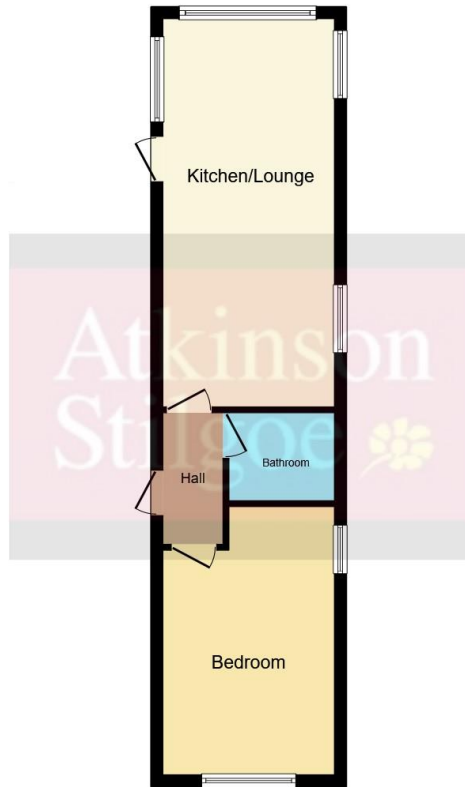
## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Atkinson Stilgoe on

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**EPC Rating: Exempt**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105956](http://atkinsonstilgoe.co.uk/Property/BAL105956)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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