

# HoldenCopley

PREPARE TO BE MOVED

, Killarney Park, Nottinghamshire NG6 8NP

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Guide Price £90,000

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GUIDE PRICE - £90,000 - £110,000

NO UPWARD CHAIN...

This two-bedroom park home is an ideal choice for anyone seeking to downsize and relocate to a serene, picturesque area. Located in the popular Killarney Park near Bestwood Village, it offers convenient access to a range of amenities and the beautiful Bestwood Country Park. The home features a spacious living room, a fitted kitchen with a dining area, and two bedrooms served by a three-piece bathroom suite. Outside, the property boasts a driveway for two vehicles, a rear lawn, an array of established plants, bushes, and shrubs, and a patio seating area.

MUST BE VIEWED





- Park Home
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## ACCOMMODATION

### Porch

The porch has carpeted flooring, UPVC double glazed window surround, and a UPVC door providing access into the accommodation.

### Kitchen Diner

17'6" x 8'6" (5.35m x 2.60m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob, and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, a wall-mounted heater, an in-built cupboard, coving to the ceiling, tiled splashback, vinyl floor, two UPVC double glazed windows to the front and side elevation, and a UPVC door providing access into the accommodation.

### Living Room

19'10" x 10'8" (6.05m x 3.27m)

The living room has a UPVC double glazed bow window to the front elevation, two wall-mounted heaters, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, and sliding patio doors opening out to the garden.

### Hall

The hall has carpeted floor, coving to the ceiling, an in built cupboard, and access into the loft.

### Bedroom One

11'5" x 9'5" (3.50m x 2.89m)

The first bedroom has a UPVC double glazed window to the side elevation, coving to the ceiling, a wall-mounted heater, and carpeted flooring.

### Bedroom Two

9'5" x 6'2" (2.89m x 1.89m)

The second bedroom has a UPVC double glazed window to the side elevation, coving to the ceiling, a wall-mounted heater, and a range of fitted wardrobes, and carpeted flooring.

### Bathroom

6'6" x 5'6" (2.00m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a double shower enclosure with a wall-mounted electric shower fixture, a wall-mounted heater, coving to the ceiling, and vinyl flooring.

## OUTSIDE

Outside the property is a driveway for two vehicles, with access to the rear of the property is a lawn, various established plants, bushes and shrubs, and a patio seating area.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Ground Rent in the year marketing commenced (£PA): £2,405.52

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

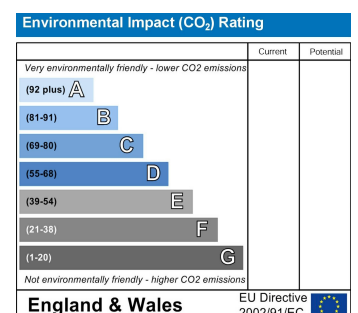
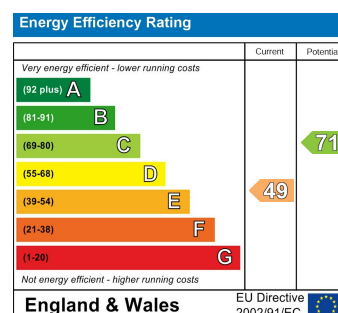
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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