

HoldenCopley

PREPARE TO BE MOVED

, Killarney Park, Nottinghamshire NG6 8NP

Guide Price £130,000

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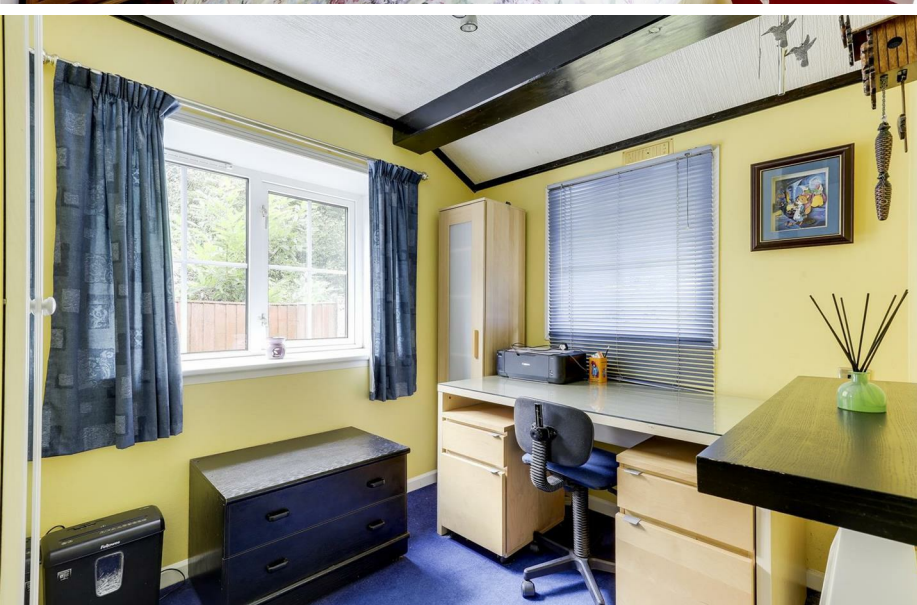
GUIDE PRICE £130,000 - £140,000

NO UPWARD CHAIN...

This two-bedroom park home is an ideal choice for anyone looking to downsize and enjoy a more peaceful setting, and is offered to the market with no upward chain. Situated in the popular Killarney Park near Bestwood Village, it provides easy access to a range of local amenities as well as the scenic Bestwood Country Park. The home offers a spacious living room, a fitted kitchen with a dining area, and two bedrooms served by a stylish bathroom. Outside, the property benefits from ample off-road parking and is surrounded by mature plants and shrubs. To the rear, there is a lawn, a variety of established plants, bushes, and shrubs, along with a patio seating area, creating a lovely outdoor space to enjoy.

MUST BE VIEWED!





- Park Home
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Off-Road Parking
- Established Gardens
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Kitchen Diner

19'5" × 9'3" (5.92 × 2.84)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & grill, a hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, vinyl flooring and carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window to the front elevation, a sliding patio door providing access to the rear garden and a single composite door providing access into the accommodation.

Living Room

19'5" × 10'5" (5.93 × 3.20)

The living room has carpeted flooring, a wall-mounted electric heater, a wall-mounted air-conditioning unit, a feature fireplace, three UPVC double-glazed windows to the front, rear and side elevations and a sliding patio door opening out to the garden.

Hallway

5'5" × 2'8" (1.66 × 0.83)

The hallway has carpeted flooring, an in-built cupboard and access to the loft.

Master Bedroom

9'5" × 9'5" (2.89 × 2.88)

The main bedroom has carpeted flooring, a wall-mounted electric heater, fitted wardrobes and a UPVC double-glazed window to the side elevation.

Bedroom Two

9'5" × 7'1" (2.88 × 2.18)

The main bedroom has carpeted flooring, a wall-mounted electric heater, fitted wardrobes and two UPVC double-glazed windows to the front and side elevations.

Shower Room

6'6" × 5'5" (1.99 × 1.66)

The shower room has a low level dual flush W/C, a pedestal wash basin, a walk-in shower with an electric shower fixture, waterproof boarding, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to ample off-road parking, established garden with plants and shrubs and gated access to the rear garden.

Rear

To the rear is an enclosed garden with a lawn, a paved patio area, a variety of mature plants and shrubs and fence panelling boundaries.

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): £204.94

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating –Electric storage heaters

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 69Mbps & Highest upload speed at 16Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

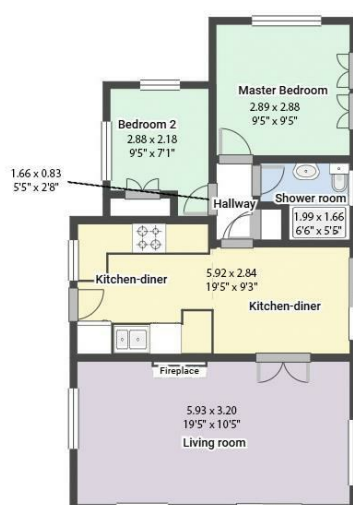
Flood Defences – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

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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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