



LEASEHOLD

£123,000



120 SWALLOW LAKES, LITTLE LONDON, LONGHOPE, GL17 0PH

- Licensed For Use 365 Days A Year (You are required to have a main residence address elsewhere)
- Fully Furnished
- Warden On Site
- Over 45's Only
- Detached Holiday Park Home
- Chain Free
- Pet Friendly
- Stunning Rural Location

www.kjtresidential.co.uk

120 SWALLOW LAKES, LITTLE LONDON, LONGHOPE, GL17 0PH

A STUNNING SETTING IN RURAL COUNTRYSIDE WITH A BEAUTIFUL LAKE JUST MINUTES OFF THE A4136 WHICH CONNECTS TO THE A40 PROVIDING ACCESS TO ROSS ON WYE, GLOUCESTER, M5 AND CHELTENHAM. THIS HOLIDAY PARK HOME IS THE LUXURIOUS WILLERBY DORCHESTER AND AT 42' X 14' IT OFFERS PLENTY OF SPACE TO ENJOY.

DESCRIPTION :

This park home comprises open plan kitchen, dining living room. The kitchen is fully equipped with plenty of storage including a larder cupboard, 5 ring gas hob, double gas oven, extractor fan, washing machine, microwave and dishwasher along with dining table and 4 chairs. The living room is fully furnished with two three seater sofas, coffee table, footstool, tv stand and feature fireplace. There are also sliding patio doors leading to the decking area, perfect for that morning cuppa with views over to the lake.

Bedroom two has full size twin beds, single wardrobe, overhead storage, bedside table and dressing table, stool and mirror.

The shower room has a double shower cubicle, hand wash basing with storage cupboards below, mirrored medicine cabinet, low level WC and chrome heated towel rail.



The master bedroom has a king size ottoman bed with padded headboard, overhead storage, bedside tables, dressing table with drawers, mirror and chair along with a walk in wardrobe providing plenty of storage. There is also an impressive ensuite bathroom with full size bath and shower over, chrome heated towel rail, low level WC, hand wash basin with cupboard storage beneath and a mirrored medicine cabinet along with a cupboard housing the gas central heating boiler.

Outside this lovely park home has a decking area, fenced and gated lawned garden, garden shed and parking for two vehicles.

AGENTS NOTE: Lease is 25 years from 1/10/22 Ground rent is £3660 per annum and includes council tax, TV license and water usage. Gas is bottled and bought on site Electricity is a card meter, card can be topped up on site Forest Of Dean Council Tax Band: A





IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



PASSIONATE
ABOUT
Property
SINCE 1982