



**Oliver  
Minton**  
*Sales & Lettings*

**11 Club Cottage, Burnham Green Road,  
Burnham Green, Nr Welwyn**

**Herts AL6 0NH**

**Asking Price £285,000**

A fantastic opportunity for the over 45's to purchase this single story 40ft x 22ft 'Omar Accent' detached 2 bedroom luxury RESIDENTIAL park home, within this peaceful and small park in Burnham Green, a small sought-after hamlet, located between the villages of Datchworth, Tewin and Digswell. The delightfully secluded 'Club Cottage Park' is within a few hundreds walk of the White Horse pub at Burnham Green and just a few minutes drive from Welwyn North station in Digswell (Finsbury Park & Kings Cross in as little as 19 minutes), yet surrounded by an unspoilt woodland area. The superbly presented home is sold as seen, FULLY FURNISHED. Please call 01920 822999 for more information and an appointment to view.





#### **ENTRANCE HALLWAY**

2 storage cupboards. Radiator. Doors to Living room, and door to inner hall.

#### **LIVING ROOM 5.08m x 3.49m (16'7" x 11'5")**

Bright open area with wall mounted electric fire effect heater. 2 double-glazed windows to front. 2 radiators.

#### **OPEN-PLAN KITCHEN / DINER 6.26m x 2.79m (20'6" x 9'1")**

Feature lighting over the dining table. Double-glazed window to rear. Kitchen has a great selection of fitted wall, base and drawer units, worktops incorporating a drainer sink with mixer tap. Built-in electric oven, LPG fed gas hob with extractor fan above. Integrated fridge freezer, dishwasher and washing machine. Double-glazed window to rear. Wood laminate floor and ceramic splashback. Floor level convection heater.

#### **INNER HALLWAY**

Doors to bedrooms and family bathroom.

#### **BEDROOM ONE 4.0m x 3.08m (13'1" x 10'1")**

Dual aspect room, with double-glazed windows to the side and rear. Radiator. Built in storage. Door to:



**ENSUITE SHOWER ROOM 3.08m x 1.51m (10'1" x 4'11")**

Large fully tiled shower cubicle. White suite, with WC with low level eco flush. Wash hand basin with chrome mixer tap and vanity unit below. Wood laminate floor. Double-glazed obscured window to rear.

**BEDROOM TWO 3.10m x 3.05m (10'2" x 10'0")**

Bright double bedroom. Double-glazed windows with dual aspect. Radiator. Built in storage cupboards.

**FAMILY BATHROOM 2.07m x 2.0m (6'9" x 6'6")**

White bathroom suite with part tiled walls. Panel enclosed bath, with shower screen, and wall mounted shower unit. Double-glazed obscured window. Wash hand basin with chrome mixer tap and vanity unit below.



**OUTSIDE**

There is a generous area of decking directly adjoining the home, communal gardens and car parking space. Each of the homes have separately metered mains electricity, water and LPG gas.

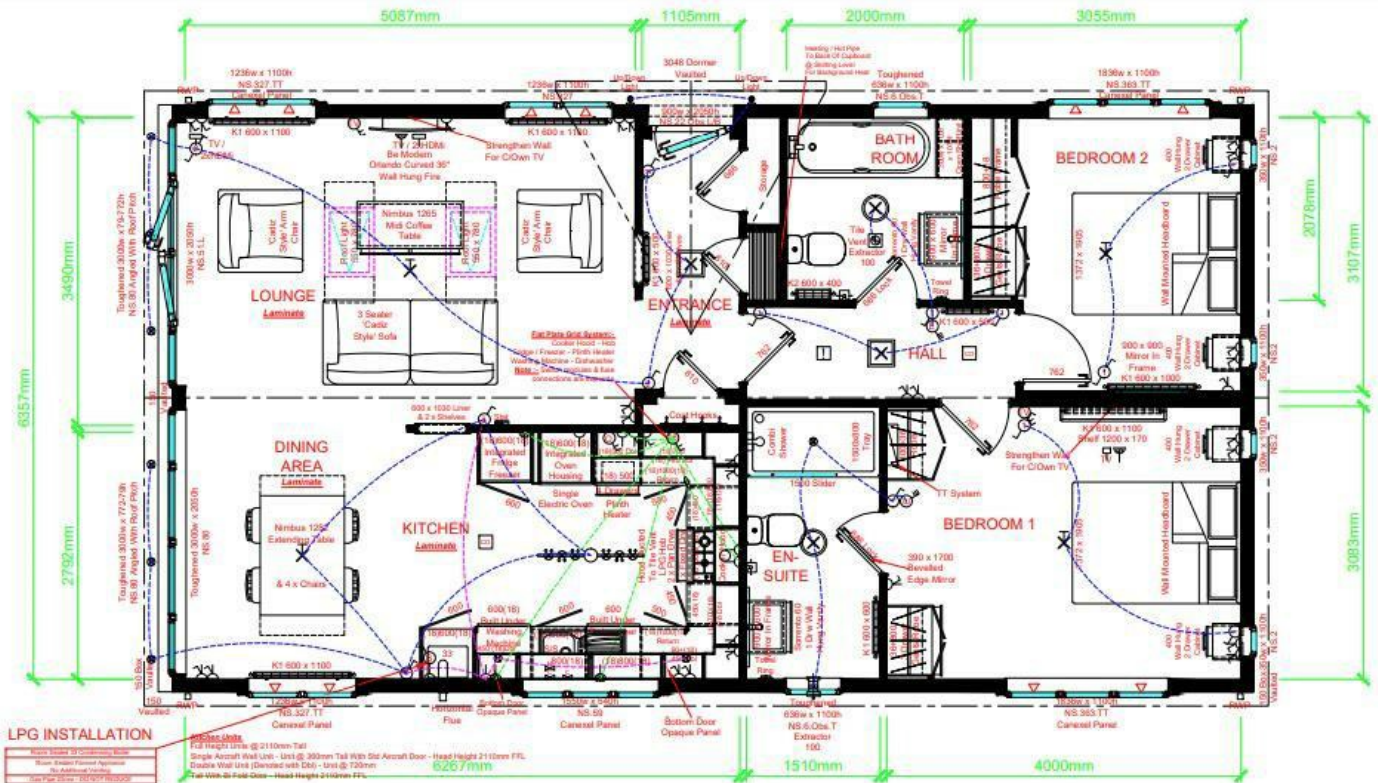
**TENURE AND CHARGES**

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. As a park home owner, while you would own the park home outright, you sign an agreement with the site owner and pay a pitch fee/service charge for the land that the park home sits on and any outside space e.g. Driveway/Garden. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.



- The site agreement is for a period of 99 years.
- The service charge is £2520 per annum (£210pcm).
- The park home has full time residential usage and can be your primary home.
- Age Restriction: Over 45's
- No stamp duty is payable for park homes.
- The Council Tax band is band A
- 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details.





**Tenure:** Leasehold

**Council Tax Band:** A

**Viewing Arrangements:**

Strictly by appointment

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