



**Oliver
Minton**
Sales & Lettings

**46 Appleacre Park,
London Road, Fowlmere, Royston**

Cambs SG8 7RU

Asking Price £350,000

A superb 2 bedroom 50' x 22' 'Omar Heritage' DETACHED PARK HOME within this south Cambridgeshire electrically gated park for the over 45's, just 9 miles from Cambridge and close to Duxford Imperial War Museum. Ready for immediate viewing. Beautifully presented home with luxury fittings and driveway parking for 3-4 cars. 6 years remaining on the 10 year Gold Shield structural warranty. Call 01920 822999 for more information and an appointment to view.





Construction

Built to BS 3632 and protected by a 10-year GoldShield structural warranty (10 years from April 2020).

High pitched tiled roof – tiles guaranteed for 40 years

Drop, curved Bay uPVC double glazed windows with Georgian bar (10-year frame warranty + 5-year glazing warranty)

Large feature dormer with CanExel Herringbone detail

Feature composite front door with glazed side panels

Corner quoins and full fluted columns

French doors to the dining area

SPACIOUS ENTRANCE HALL & HALLWAY

L-shaped, with high ceiling. uPVC front door with uPVC double glazed side panels. Radiator.



SUPERB KITCHEN / DINER 6.35m max x 3.12m, narrowing to 2.34m in dining ar (20'10 max x 10'3, narrowing to 7'8 in dining area)

Fully integrated appliances including washer/dryer, 'Hotpoint' dishwasher and microwave. Premium branded 'Smeg' range cooker with 5-ring hob, glass splashback, matching extractor chimney hood and triple ovens. Premium branded 'Smeg' American style fridge-freezer. 'Silestone' worktops and upstand ceramic 'Belfast' sink. Range of fitted wall, base and drawer units. Full-height pull out larder units and an integrated wine rack. High vaulted ceiling with 2 double glazed 'Velux' windows. 2 uPVC double glazed windows to side. Dining Area has wall-mounted air conditioning unit with external 'Mitsubishi' Inverter.



UTILITY ROOM 3.10m x 1.55m (10'2 x 5'1)

High ceiling. uPVC double glazed door to side. Sink unit. Fitted wall and base units and storage cupboards. Integrated 'Hoover' washing machine.

LOUNGE 6.22m x 3.30m (20'5 x 10'10)

Dual aspect uPVC double glazed bow windows. 2 radiators. High ceiling. Feature electric fireplace. Glazed double doors from Dining Area.



BEDROOM ONE 3.25m x 3.07m (10'8 x 10'1)

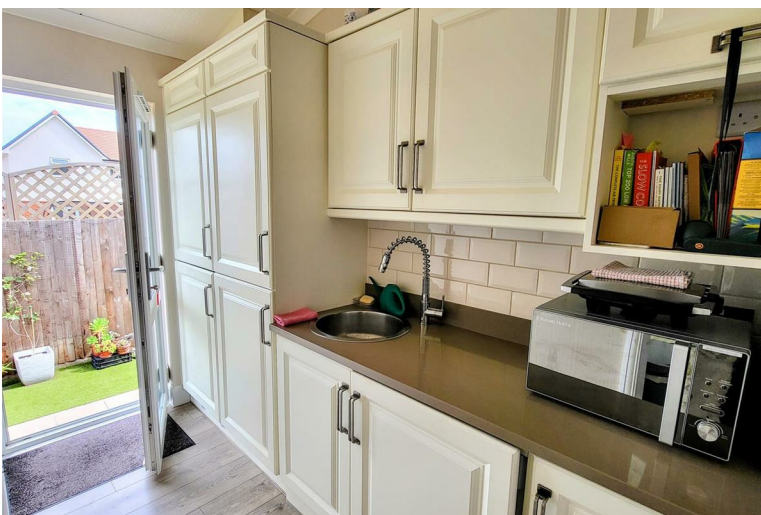
uPVC double glazed window to side. Radiator. Open to

WALK-IN WARDROBE AREA 2.51m x 1.73m including wardrobes (8'3 x 5'8 including wardrobes)

Radiator. High level uPVC double glazed 'Velux' window. Cupboard housing oil fired boiler. Door to:

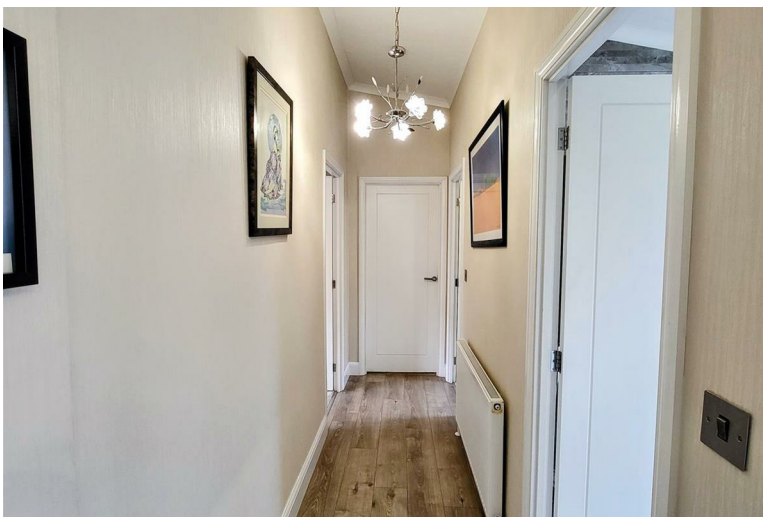
LUXURY EN-SUITE SHOWER ROOM 2.18m x 1.63m (7'2 x 5'4)

Full width large shower enclosure with glazed screen. Fully tiled walls and complementary tiled floor. White WC and wash hand basin with storage drawers below.



BEDROOM TWO 3.18m + wardrobes x 3.02m including wardrobes (10'5 + wardrobes x 9'11 including wardrobes)

uPVC double glazed bow window to front. Radiator. Fitted double wardrobes.



STUDY / DRESSING ROOM 2.08m x 1.63m (6'10 x 5'4)

uPVC double glazed window to front. Fitted desk unit with drawers either side and storage/display shelving above.

LUXURY BATHROOM 2.44m x 2.11m (8'0 x 6'11)

Large free-standing bath with adjacent shower control. Upstand white sink with storage drawers below. 2 uPVC vertical obscure windows. Ceramic tiled floor and contemporary part tiled walls. 2 contemporary vertical radiators with inset mirrors.

OUTSIDE

WIDE DRIVEWAY

To the side of the home, with parking space for 3-4 cars. Adjacent oil tank housing.

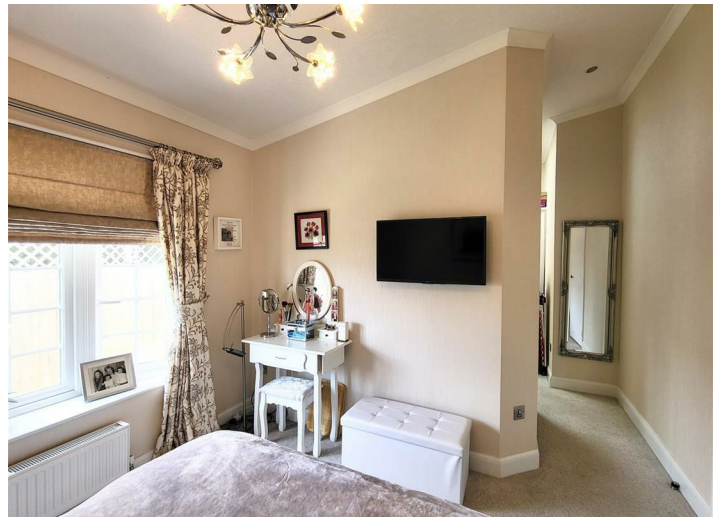
ENCLOSED GARDEN

Fully enclosed with paneled fencing, mainly paved with artificial lawn. Storage shed. Outside power points and water tap. Side access gate.

TENURE & CHARGES

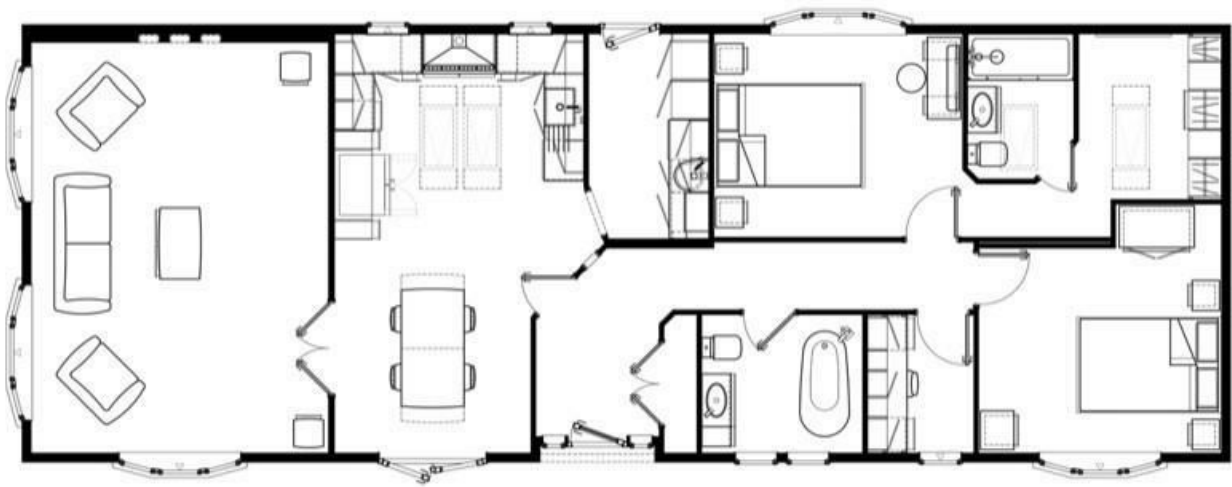
According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. As a park home owner, while you would own the park home outright, you sign an agreement with the site owner and pay a pitch fee/service charge for the land that the park home sits on and any outside space e.g. Driveway/Garden. 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 70 years from April 2020.
- The service charge for Plot 46 is £2400 per annum (£200pcm) fixed until 1st January 2025, when it will be increased in line with the CPI% from 31st October 2024.
- The park home has full time residential usage and can be your primary home.
- No stamp duty is payable for park homes.
- The Council Tax band is Band A
- Age Restriction: Over 45's
- 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details.



MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



Tenure: Leasehold

Council Tax Band: A

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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