



 **mather**
estates
independent agents

Lye Lane, St. Albans, AL2 3TD

£150,000



1



1



1

Spielplatz, Lye Lane, Bricket Wood

Mather Estates are delighted to offer to the market "Pinewood" which is a refurbished luxurious one double bedroom detached chalet.

Located in a favourable position within the UK's longest serving and well known naturist village just off Lye Lane, Bricket Wood on "Spielplatz Naturist Park", offering great access to major road links and amenities.

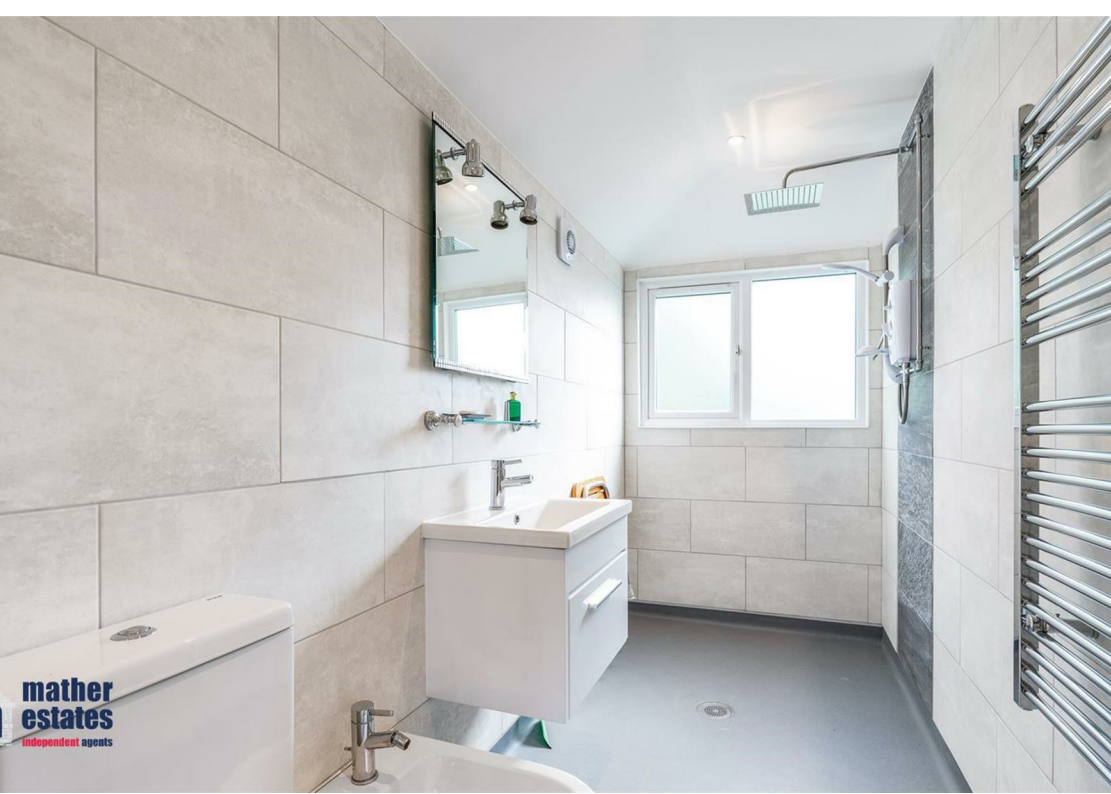
This chalet has been refurbished to a great standard and in our opinion is now one of the best homes on the park, benefiting from new windows, doors, fittings, electrics, roof and cladding this has to be one of the finest examples on the park.

This chalet can be for a holiday residence or your all year round home but this park is for genuine nudists only. "Pinewood" at "Spielplatz" is nicely tucked away with its own private garden and parking.

The parks facilities include a communal heated swimming pool, hot tub, clubhouse, games court areas and plenty of grounds to enjoy. Newly extended lease of 97 Years.

Please call us on 01707 270777 if you have any questions, or would like to arrange a viewing, which is highly recommended.





Entrance Porch

Part glazed entrance door, double glazed window to side, wood effect flooring, door to:

Open Plan Living Room/Refitted Kitchen

21'9" x 11'12"

Living Area

LED down lights, wood effect flooring, radiator, concealed LED ceiling lighting, double glazed window to front, open plan to:

Refitted Kitchen

Refitted with a range of wall and base units with complimentary marble effect work surfaces and up stands, splash back tiling,, stainless steel sink/drainer with mixer tap, built in appliances include electric oven and induction hob with extractor over, fridge and freezer, washing machine. LED down lights, wood effect flooring, double glazed window to side.

Double Bedroom

12'4" x 10'1"

Dual aspect room with double glazed windows to front and side aspect, radiator, concealed LED ceiling lighting, door to wet room.

Refitted Wet Room

9'0" x 8'7"

Refitted suite comprises of dual flush wc, bidet, vanity hand wash basin with mixer tap and storage under, wet room style shower with rainfall and handheld fittings, heated towel rail, extractor fan, recessed down lights, complimentary tiling to full height, frosted double glazed window to side aspect.

Private Gsrden

Mainly laid to lawn, views over tennis courts and short walk to communal swimming pool and club house.

Private Parking

Private parking for one vehicle, further guest parking available.

Lease and Charges & Further Info

Lease length og 97 years.

Service Charge Approximately £3140 per annum which includes ground rent, service charge, use of communal areas and water rates.

Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 33.9 sq. metres (365.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

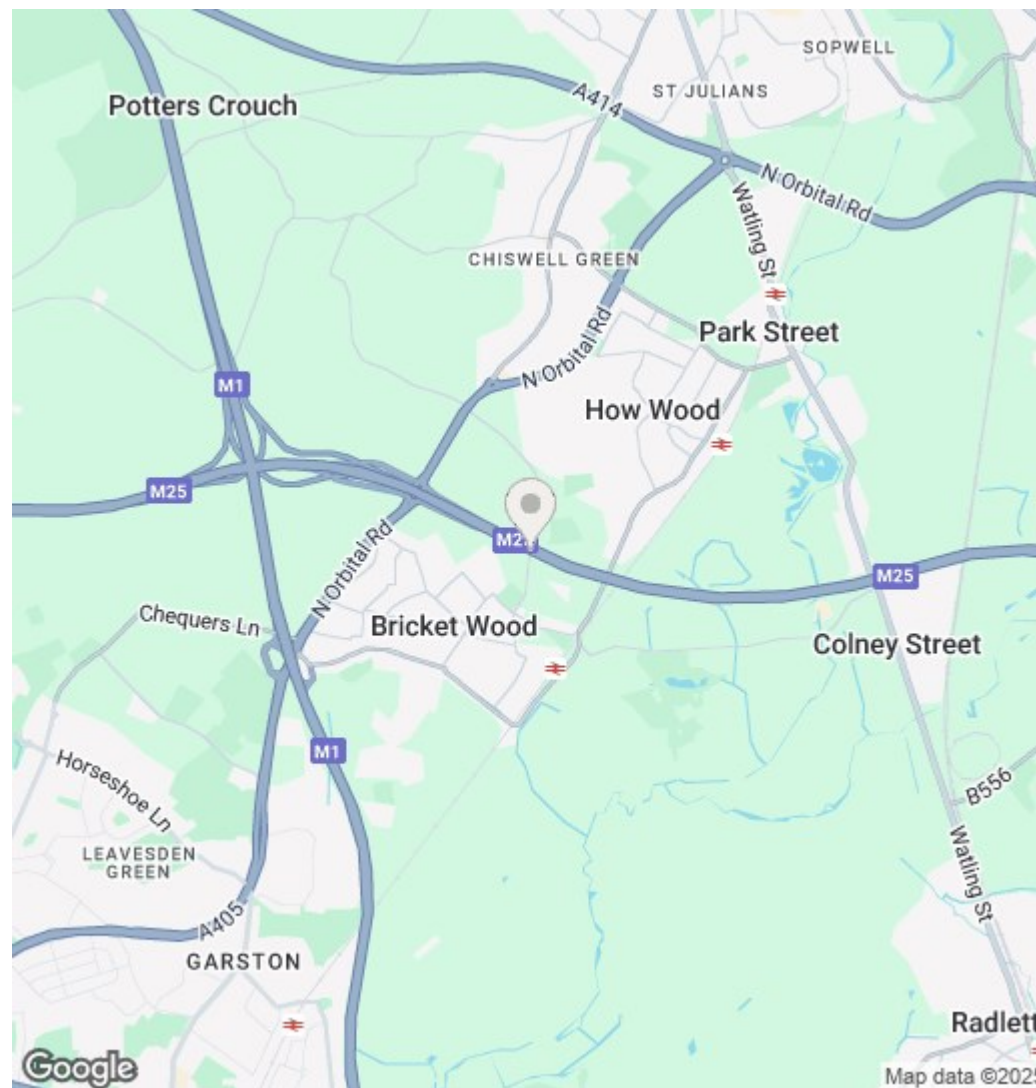
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



mather
estates
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com