







\*\*\*\* CURRENTLY USED AS A HOLIDAY LET WITH A DIARY OF 168 DAYS BOOKED WORTH OVER £10,000 \*\*\*\* GREAT INVESTMENT OPPORTUNITY AT ASHBOURNE HEIGHTS \*\*\*\* ABI Beverly 12 x40ft, 2023 model, 8 berth leisure home. SOLD FULLY FURNISHED \*\*\*\* The property benefits from upvc double glazing and a gas heating system and on brief offers an open plan living and dining kitchen with built in appliances. Three bedrooms, all with storage, the master with an en suite wc. Family shower room, two new composite decked patios and a parking space. All site amenities are available including an indoor swimming pool.





## OPEN PLAN LIVING & DINING KITCHEN

18'9 x 11'6

### KITCHEN DINER

Fitted kitchen with wall mounted, base and drawer units. Work surfaces sink and drainer unit, free standing gas double oven and gas hob, integrated fridge and freezer, washing machine and microwave oven. Under lighting, windows, door to the front decking, door to the inner hall and open into the lounge.

### LOUNGE

Feature electric fireplace, fitted cupboards, and sliding doors onto the side decking. Sofa bed currently only used as a sofa.

### INNER HALL

Storage cupboards and doors to -

### BEDROOM 1

11'5 x 8'5

Fitted wardrobes, bedside cabinets and drawers, radiator and window, double bed with under bed storage and dressing table

### WC

Low flush wc, wash hand basin, radiator, window and fitted shelves.

### BEDROOM 2

8'2 x 5'5

Window, radiator and cupboard, wardrobes.



### BEDROOM 3

6'6 x 6'5

Window, radiator and cupboard, wardrobes.











## SHOWER ROOM

Enclosed shower, low flush wc, vanity sink unit with wash hand basin and storage cupboard, radiator and window. Boiler cupboard housing combo boiler.

## OUTSIDE

Side parking space, composite steps up to the front composite decked patio with views over the countryside. Further composite decked patio to the side of the property.

## NOTES

The current owner has the property advertised in a number of places and will continue to take bookings to pass on to the buyer if required. 168 days are currently booked worth just under £10,000 that will be passed onto the buyer.

No council tax

No stamp duty

No solicitor fees

Site charges are currently £360 per month.

A license to let until 2/1/44, the letting season is 46 weeks

Site fees include:

- Grass cutting
  - Refuse collection
  - Security
  - Night wardens
  - CCTV
  - Barrier and fob to access the park; making it a safe place for you and your family
  - The support from our team 365 days a year to give you peace of mind that you're being looked after
  - On park maintenance team
  - Swimming Pool access
- under manufacturer's warranty until end of June 2024















