





**** PERFECT LODGE IN FENNY BENTLEY
**** STUNNING POSITION **** Currently run as a holiday let but can be occupied subject to the terms of the site. Well presented lodge offering open plan living and dining kitchen, two bedrooms, bathroom, master bedroom with ensuite wc. Perfect raised deck and a parking space. Ashbourne Heights is located at the heart of the tranquil Peak District and set in the midst of untouched countryside. Popular for we're popular for walking, cycling, and exploring natural beauty spots including the Tissington Trail. Onsite shop, kids play area and an indoor pool. Currently run as a holiday let but can be occupied subject to the terms of the site.



OPEN PLAN LIVING SPACE

15'5 x 16'2

Modern space with windows and doors onto the raised patio, radiator.

KITCHEN AREA

Fitted units, work surfaces and a sink and drainer unit. Fitted oven and hob with extractor hood and space for a fridge freezer.

INNER HALL

Doors to -

BEDROOM 1

9'3 x 7'5

Window and radiator, dressing area and door to -

EN SUITE

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

BEDROOM 2

9'8 x 7'5

Window and radiator.

BATHROOM

Bath with a shower over, low flush wc, wash hand basin, radiator and window.







OUTSIDE

Parking space and a raised decked perfect for entertaining and alfresco dining.

NOTES

No council tax

No stamp duty

No solicitor fees

Site charges are currently £360 per month.

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

This holiday home is available for sale with a pitch license agreement. The park has a season length of 10.5 months a year during which time there are no restrictions on the amount of times an owner can visit their holiday home.



