





**** GREAT OPPORTUNITY FOR INVESTMENT OR A GREAT HOLIDAY LET
**** Immaculately presented on the impressive Ashbourne Heights site. This is a three bedroom property offering open plan living and dining kitchen, three bedrooms, shower room and a separate 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 & DINING ROOM

18'7 x 11'9

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

KITCHEN

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

8'2 x 6'7

Double bedroom with radiator and upvc double glazed window.

BEDROOM 2

8'4 x 5'9

Twin room with upvc double glazed window and radiator.

BEDROOM 3

8'3 x 4'9

Twin room with upvc double glazed window and radiator.

SHOWER ROOM

Enclosed shower, low flush wc, wash hand basin, radiator and window.

WC

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

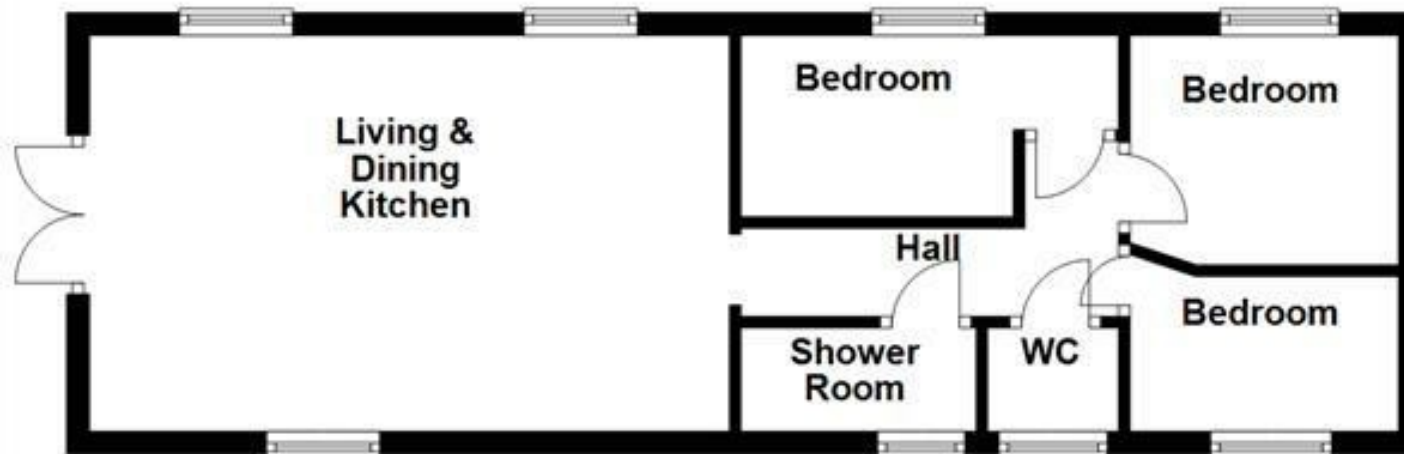
Site fees include:

- 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 the property.



Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode
Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

