



GUIDE PRICE
£178,000
Broadway Park
Childswickham Road Broadway WR12

THE PROPERTY

A smartly presented and very recently refurbished two bedroom fully residential park home that can be occupied all year and is located approx. 1 mile from the beautiful Cotswold village of Broadway. Situated on the popular Broadway Park, features include driveway parking, an entrance porch, a recently fitted kitchen and dining room with an island unit, a spacious 5.8m dual aspect living room, a principal bedroom with en suite shower room, a second bedroom and a bathroom. Available with no onward chain. The park is exclusively available to residents aged over 50 and offers a wealth of amenities/clubs/activities, on site staffed office during office hours, indoor swimming pool, games room, bowling green with viewing area, tennis court, laundry, amenity space and community hall (available to hire free of charge to residents only).

2



2



2



ADDITIONAL INFORMATION

Site fees (at time of listing): £168 per month. This includes all maintenance of the park, and its sister park Leedons next door, communal areas, surrounding walks, security cameras. Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Retail Price Index. 10% of the selling price is payable by the seller to the Management Company on a sale.

- Mains gas, electricity, water and drainage are connected.
- The owner of the property is an employee of Adams Estate Agents.

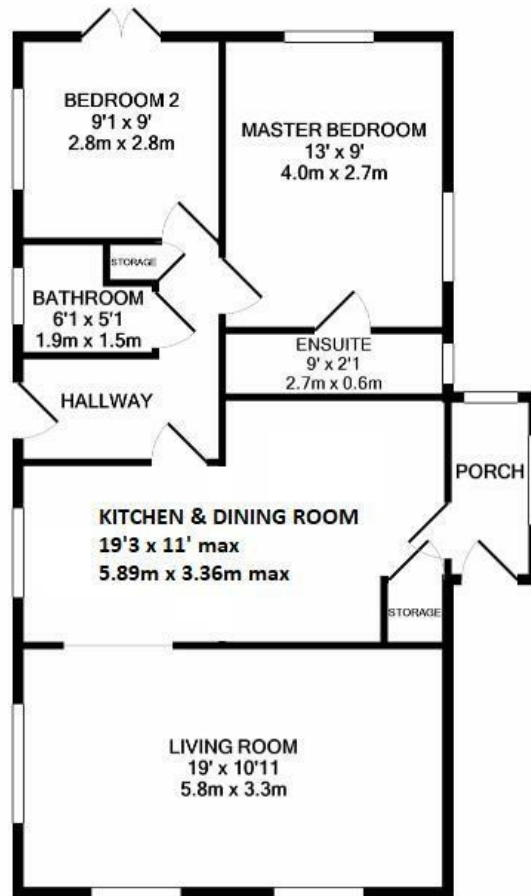
SITUATION

Childswickham is a lovely village situated approximately one and a half miles from well-renowned Broadway. The village comprises a collection of period and contemporary houses, a public house and a church. Day to day shopping facilities in Broadway include a supermarket, butcher, chemist, library and health centre, whilst eateries, galleries and boutique shops line the broad high street of which the village is named after. The larger recreational and shopping centres of Cheltenham and Stratford upon Avon are within around fifteen miles. There are mainline train stations to London Paddington at Evesham, Honeybourne and Moreton in Marsh.









TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix

TENURE
Leasehold

LOCAL AUTHORITY
Wychavon District Council

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com