

# HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, Clifton, Nottinghamshire NG11 7ES

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Guide Price £50,000

NO UPWARD CHAIN...

GUIDE PRICE £50,000 TO £60,000

This park home is coming to the market with no upward chain whilst benefitting and benefits from being furnished, allowing the new owner to drop off their bags and move straight into! Situated in the popular location of Wilford, just a stone's throw away from the scenic River Trent as well as local shops and excellent public transport links into Nottingham City Centre with bus and tram links close by. Internally the property consists of an entrance hall, a living room, a fully equipped fitted kitchen, a bedroom and a three-piece bathroom suite. Outside the property benefits from off-road parking and a lawn.

MUST BE VIEWED



- Park Home
- Double Bedroom
- Good-Sized Living Room
- Fitted Kitchen With Appliances
- Shower Suite
- Enclosed Garden With Shed
- Off-Road Parking
- Sold As Seen
- Popular Location
- Must Be Viewed

## ACCOMMODATION

### Entrance Hall

The entrance hall has wood-effect flooring, panelled walls, and a single UPVC door providing access into the accommodation.

### Kitchen

9'7" x 5'6" (2.93m x 1.70m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, a freestanding gas cooker, washing machine, microwave, toaster, fridge freezer, kettle, tiled splashback, wood-effect flooring, exposed beams on the ceiling, and two UPVC double-glazed windows.

### Living Room

10'6" x 9'5" (3.21m x 2.88m)

The living room has a UPVC double-glazed bow window, a further UPVC double-glazed window, carpeted flooring, exposed beams on the ceiling, a radiator, a wood-panelled feature wall with a smart TV, two chest of drawers, a small table, and a fitted cupboard.

### Shower Room

6'5" x 4'5" (1.96m x 1.37m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a walk-in shower enclosure with a mains-fed shower, a chrome heated towel rail, waterproof splashback, a wall-mounted mirrored vanity cabinet, and a UPVC double-glazed window.

### Bedroom

9'6" x 7'10" (2.92m x 2.41m)

The bedroom has a UPVC double-glazed window, wood-panelled walls, carpeted flooring, a single bed, a single cupboard, a chest of drawers, and an exposed beam.

## OUTSIDE

Outside of the property is a wrap-around garden, a shed, and off-road parking.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 40 Mbps (download) 8 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Flood Risk Area - Low risk for rivers & the sea / very low for surface water

Any Legal Restrictions – The buyer should be aware that a 10% sales fee, standard for all caravan sales, is payable to the management company, which in this case is Thorpe Management.

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Ground Rent in the year marketing commenced (EPA): £2,268.48 = £189.04 per month

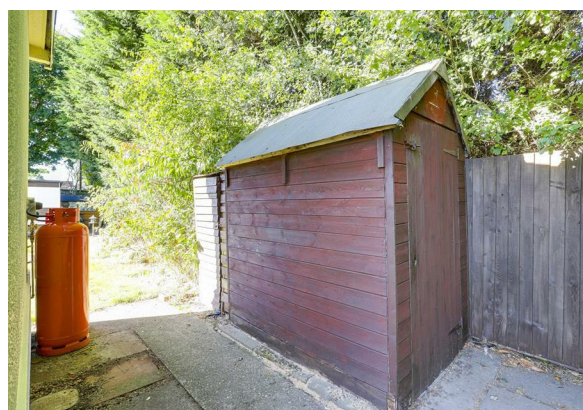
Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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