

HoldenCopley

PREPARE TO BE MOVED

Bel Air, Bassingfield Lane, Gamston, Nottinghamshire NG2 6NL

£120,000

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PARK HOME FOR OVER 50'S...

This deceptively spacious park home would make an ideal purchase for anyone looking to downsize or enjoy a peaceful retirement lifestyle, being situated on site exclusively for the over 50's. Located in a popular village setting, the property benefits from easy access to local shops, great transport links, and is surrounded by beautiful open countryside—perfect for those seeking both convenience and tranquillity. The accommodation offers a light and airy open plan layout, featuring a spacious living area seamlessly flowing into the dining room, creating a comfortable and sociable living space. There is a well-appointed fitted kitchen with plenty of storage, two generously sized double bedrooms, and a four-piece bathroom suite, providing everything needed for relaxed single-level living. Outside, the property boasts a low-maintenance paved patio—ideal for enjoying the warmer months—and a useful outbuilding offering additional storage. In addition, the property benefits from off-road parking, providing convenience. Offered to the market with no upward chain, this home is ready to move straight into.

NO UPWARD CHAIN





- Park Home
- Two Double Bedrooms
- Open Plan Living & Dining Room
- Well Appointed Fitted Kitchen
- Four Piece Bathroom Suite
- Low Maintenance Garden
- Off-Road Parking
- Small Residential Site
- Village Location
- No Upward Chain





ACCOMMODATION

Living Room

14'2" x 9'10" (4.32m x 3.00m)

The living room has a double-glazed window, carpeted flooring, a radiator, a fireplace with a decorative surround, coving and open access into the dining room.

Dining Room

9'10" x 9'6" (3.00m x 2.90m)

The dining room has a double-glazed window, carpeted flooring, a radiator, coving and double French doors.

Kitchen

10'1" x 9'8" (3.07m x 2.95m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, a double-glazed window and a single door.

Hall

9'10" x 3'3" (3.01m x 1.00m)

The hall has carpeted flooring, a dado rail and a built-in cupboard.

Bathroom

7'11" x 6'5" (2.41m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, a fitted shower enclosure, tiled flooring, partially tiled and panelled walls, a built-in cupboard and a double-glazed obscure window.

Master Bedroom

9'8" x 8'0" (2.95m x 2.44m)

The main bedroom has a double-glazed window, carpeted flooring, a radiator, fitted wardrobes with drawers and coving.

Bedroom Two

9'7" x 7'2" (2.92m x 2.18m)

The second bedroom has a double-glazed window, carpeted flooring, a radiator and coving.

OUTSIDE

Outside there is off-road parking, a paved patio, mature shrubs, courtesy lighting and an outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Oil Heating System

Septic Tank – No

Broadband Speed - Superfast - 79 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – All 5G, most 4G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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 (£PA): £2,759.88 = £229.99 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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