



## 120 Swallow Lakes

Little London, Longhope, GL17 0PH

**£130,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two double bedroom Park Home for the over 45's situated in a beautiful and picturesque lakeside setting with no onward chain.

Swallow Lakes itself is situated at the end of a private drive and has secure access, in a secluded valley, yet is close to the villages of Longhope and Huntley, with the city of Gloucester and towns of Ross-on-Wye and Newent nearby.



### Description:

The Dorchester Superior comprises open plan living/dining/kitchen space with the kitchen having a range of base and eye level units, integrated double oven/ grill and extractor fan, washing machine, microwave, dishwasher and fridge freezer. There is a feature fireplace in the sitting room and patio doors which lead onto a raised decked area to the front of the home where beautiful views of the surrounding countryside can be enjoyed.

The master bedroom has a double bed with overhead storage, bedside tables and walk-in wardrobe. A door leads to the en-suite where there is bath with shower over, low level wc and vanity wash hand basin with storage below and mixer tap over. The second bedroom has twin beds with overhead storage and a wardrobe. The bathroom comes with a low level WC, hand wash basin and shower over..

To the outside there is parking for two vehicles and an enclosed garden space suitable for table & chairs and washing line. This lovely park home further benefits from gas central heating, double glazing as well as having all of the furniture and curtains/ blinds included in the sale!

### Room Measurements:

Kitchen/ Living Area: 6.17m x 4.07m

Master Bedroom: 4.06m x 2.45m

Bedroom Two: 2.63m x 2.18m

### Agents Note:

- The site is for over 45's
- The Park Home has a 15 year warranty from 2022
- Two pets allowed
- The property is available on a 12 month Leisure Licence for use 365 days a year

### Tenure & Charges:

Leasehold.

25 years starting from October 2022.

Ground Rent: £305 pcm includes water rates, refuse, drainage and communal grounds.

Ground Rent Review Period: 1st of April each year.

Service Charge: N/a

### Services:

Mains water, electricity and drainage.

Calor Gas Bottles.

### Awaiting Vendor Approval:

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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