



R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



Swallow Lakes Farm Park, Longhope, GL17 0PH.

Use This Section to Record Your Personal Property Notes -

Full Residential Use All Year Round

Views to the Lake

2 Double Bedrooms

Fully Fitted Kitchen

Tranquil Location

Parking

Two Bathrooms

Open Plan Living

Offers in the Region Of £165,000

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This property benefits from FULL RESIDENTIAL STATUS and enjoys a most IDYLLIC SETTING with elevated VIEWS across the lake towards the hills and countryside beyond.

The spacious accommodation is extremely well presented throughout and features a superb open plan living room and kitchen which is a generous 19ft sq. There are two double bedrooms, one of which has en suite shower and a further bathroom. The private gardens surround the property and there is off road parking for several cars.

Lease Details

The lease provides full residential status and commenced in 2021. The ground rent which is reviewed annually is currently £300 per month and this includes all water charges.

Services

Mains Water (Included within Service Charge)
Mains Drainage
Electric
LPG Bottled Gas for Heating and Cooking
Ultrafast Broadband Not Available

Entrance Hall/Utility

Open Plan Living Room/Kitchen 19' 6" x 19' 2" (5.94m x 5.84m)

Balcony 20' 2" x 7' 10" (6.14m x 2.39m)

Bedroom 9' 7" x 8' 8" (2.92m x 2.64m)

En Suite Shower

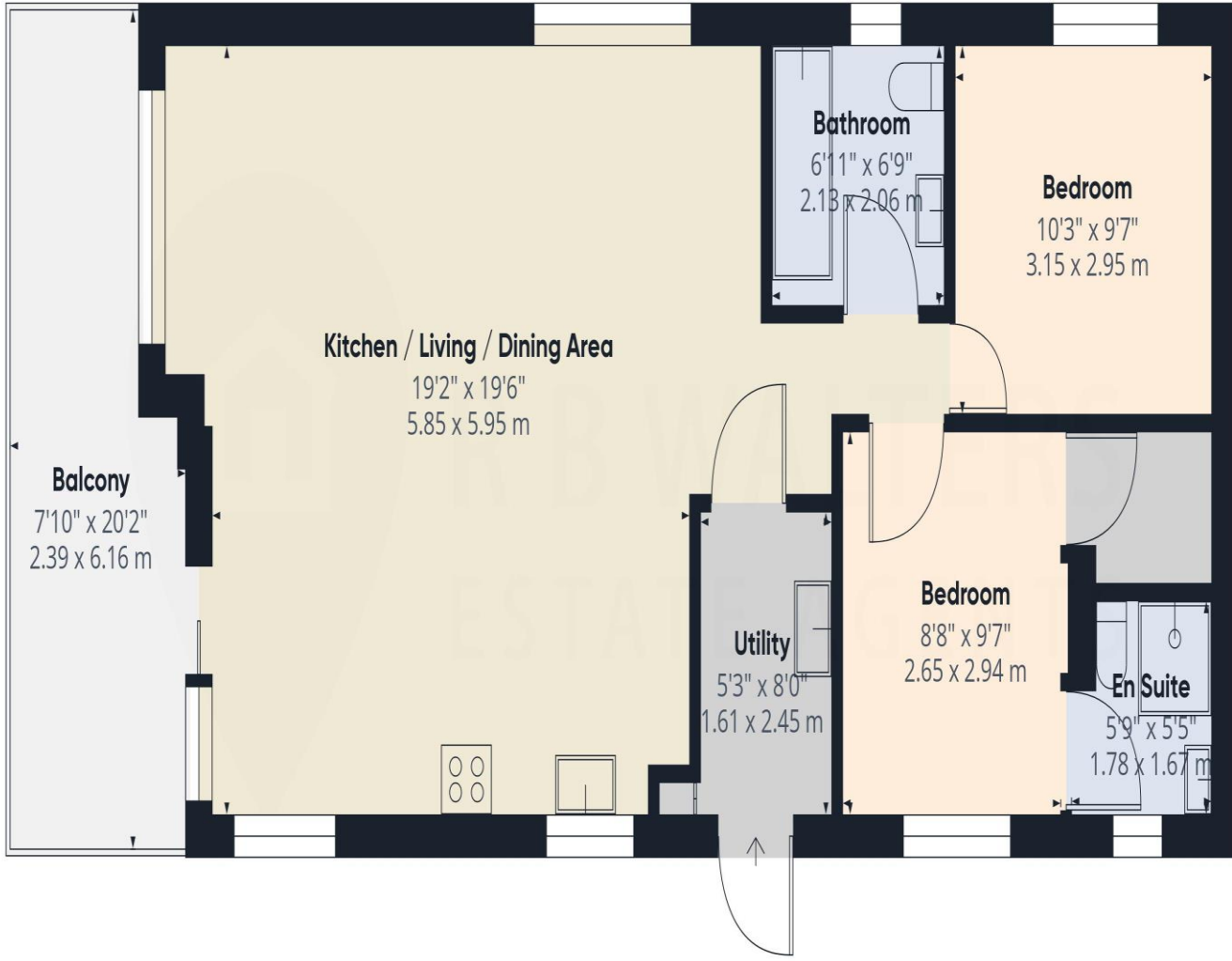
Bedroom 10' 3" x 9' 7" (3.12m x 2.92m)

Bathroom

OUTSIDE

Off Road Parking

Garden



Approximate total area⁽¹⁾

777.43 ft²

72.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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