



# Richard State

*Independent Estate Agents*

**Rose Park, Row Town, KT15 1HN    £175,000**

**A beautifully presented and extensively improved 40'x 12' park home enjoying a prime position on this sought after site for the over 50's and boasting a delightful sunny aspect landscaped garden overlooking open fields. Special features include double external wall insulation, under floor insulation and a new Warm Roof with light tubes, all added at great expense. Other noteworthy features include gas central heating and double glazing, a bright garden aspect living room with double doors to a patio and a driveway providing off road parking. Rose park enjoys a tranquil environment surrounded by fields and the River Bourne yet is close to a bus stop, Longacres garden centre, The Cricketers Inn and local shops.  
**VIEWING AT YOUR EARLIEST OPPORTUNITY IS STRONGLY RECOMMENDED****



- **Fitted kitchen with space for a table and chairs**
- **Shower room**
- **Air conditioning unit**
- **Immaculate and tastefully presented throughout**
- **Spacious double bedroom with fitted wardrobes and furniture**
- **Delightful sunny aspect landscaped garden with storage shed**
- **Views over open fields**
- **Own Driveway**



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**The accommodation comprises (please see attached floor plan):**

**ENTRANCE HALL:** A good size hallway with hatch to loft, radiator

**KITCHEN:** A spacious kitchen with room for a table and chairs, a range of white wall units and base units with a sink, integrated oven, hob and extractor hood, plumbing for dishwasher and washing machines, space for tumble dryer and fridge freezer, modern combination boiler, light tube, further square bay double glazed windows, radiator, air conditioning unit, opening to;

**LIVING ROOM:** A bright double aspect room with double doors opening on to impressive steps leading to a patio. Double glazed window, radiator

**SHOWER ROOM:** Modern white suite comprising shower enclosure, W.C., hand basin in vanity unit, tiling, double glazed window

**BEDROOM:** A spacious double bedroom with a range of built in wardrobes and matching furniture, light tube, double glazed bay window, radiator

**OUTSIDE:**

**GARDENS:** The property occupies a delightful landscaped plot with the rear enjoying a sunny southerly aspect with views over fields. Patio with impressive curved steps, artificial lawn, storage shed, stone border, driveway for one car

Extensive communal gardens  
Residents and visitors car park

**N.B.** On completion the buyer pays 10% of the purchase price to the site owners and the remaining 90% to the owner

**GROUND RENT:** £191.90 per month approx



**Ground Floor**  
Approx. 42.9 sq. metres (461.9 sq. feet)



Total area: approx. 42.9 sq. metres (461.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**For an appointment to view please telephone 01932 354111**

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**(c) No appliances have been tested**