



**3 Ash Crescent**  
**Forest Town, Nottinghamshire NG19 0JR**  
**£50,000**

- A ONE BEDROOMED PARK HOME, ON THIS POPULAR FULLY RESIDENTIAL DEVELOPMENT, FOR OVER 45's
- UPVC DOUBLE GLAZING AND A COMBINATION BOILER ( AN INSPECTION RECOMMENDS REPLACEMENT)
- MAIN BEDROOM WITH FITTED WARDROBES, DRESSING ROOM/STUDY AND THREE-PIECE BATHROOM
- FOREST PARK HAS ITS OWN CAR PARK AT THE ENTRANCE TO THE DEVELOPMENT (SUBJECT TO AVAILABILITY)
- NO UPWARD CHAIN AND REQUIRING A GENERAL COURSE OF UPGRADING AND MODERNISATION
- ENTRANCE AREA, LEADING TO THE KITCHEN WITH BUILT IN PANTRY AND THEN ACCESS TO THE LOUNGE
- OPEN PLAN FRONTAGE WITH LAWN, PAVED GARDEN TO THE REAR AND METAL/TIN SHED
- GOOD LOCATION, JUST OFF OLD MILL LANE, WITH GOOD TRANSPORT LINKS AND ACCESS TO AMENITIES

### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

From Mansfield, head onto Woodhouse Road and at the traffic lights, turn right onto Old Mill Lane. Almost opposite Barringer Road, turn left onto Forest Park and Tall Trees. The entrance to Forest Park is on the left.

### ACCOMMODATION COMPRISES

#### ENTRANCE AREA

UPVC front door. Radiator.

#### KITCHEN

**11'5 x 7'4 (3.48m x 2.24m)**

Having light Oak style base and eye level units, work surfaces and single sink unit and drainer. UPVC windows to both sides. Radiator. Built in pantry and cupboard housing the combination boiler. An inspection of the boiler by a Gas Safe Registered plumber suggests the boiler needs replacing for compliance purposes. Access to the lounge.

#### LOUNGE

**14'4 x 11'5 (4.37m x 3.48m)**

Fireplace with marble hearth and insert. UPVC windows to front and side, plus UPVC door. Radiator.

#### DRESSING ROOM/STUDY

**7'9 x 5'5 (2.36m x 1.65m)**

Fitted wardrobe. Radiator. UPVC aspect.



#### BEDROOM ONE

**11'5 including wardroes x 7'3 increasing to 9'3 (3.48m including wardroes x 2.21m increasing to 2.8)**

Fitted triple wardrobe and dressing table. Radiator. UPVC aspect.



#### BATHROOM

Three-piece suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, radiator and UPVC aspect.



#### OUTSIDE

There is an open plan, lawned frontage to the property. Access is to the side. There is a paved area of garden to the rear and shed.

#### NOTE

With a park home, you purchase the property but not the ground that it stands on. This remains in the ownership of the park owner. We are advised that the monthly ground rent is £159.00

The water bill for the whole site is split equally between each person. The readings/invoicing is dealt with by the Park Manager.

Forest Park is a residential development and, therefore, you are also liable for council tax.

The property is in council tax band A (Mansfield District Council).

### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA

