



Connells

Brickhill Farm Park Homes Half Moon Lane
Pepperstock Luton

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for sale guide price
£225,000



Property Description

A spacious and well-presented TWO BEDROOM DETACHED PARK HOME, which occupies a plot with a modest sized rear garden, and is part of exclusive development of Park Homes for the over 50's, located within the Hamlett of Pepperstock, which is only a short walk to the village of Slip End and is within 4.5 miles from both Harpenden & Luton's Thameslink Stations, which provide a fast service to Londons St Pancras Station.

The property is being offered in superb condition and internal viewing s strictly by appointment only, through Connells Harpenden.

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Steps leading upto front door.

Entrance Hall

Wood effect laminate flooring. Coved cornices. Built-in cloaks storage cupboard and shelved linen cupboard. Access to loft. Radiator. Doors leading to: Study/Hobby Room, Lounge/Dining Room, Utility Room, both Bedrooms and Bathroom.

Study / Hobby Room

6' 2" x 4' (1.88m x 1.22m)

Coved cornices. Double glazed windows to front. Wood effect lamiante flooring. Radiator.

Lounge / Dining Room

19' 2" x 16' 3" (5.84m x 4.95m)

L-Shaped double aspect room with vaulted ceiling. Double glazed oriel bay windows to front and side. Double glazed casement doors leading to rear garden. Wood effect lamiante flooring. Feature electric fireplace. Vritical radiator. Radiator. Television aerial point. Glazed door leaing to Kitchen.

Kitchen

9' 1" x 8' 5" (2.77m x 2.57m)

Modern range of white gloss fronted fitted wall and floor units with contrasting worktop surfaces and tiled splashbacks. Stainless steel single drainer sink unit with mixer tap. Bosch gas four ring hob with cooker hood above. Bosch eye-level oven. Integrated dishwasher and fridge/freezer. Double glazed windows to rear. Wood effect lamiante flooring. opening onto:

Utility Room

8' 6" x 6' (2.59m x 1.83m)

Range of fitted wall and floor units that match the Kitchen with integrated washing machine. Cupboard concealing wall mounted gas fired central heating boiler. Coved cornices. Wood effect laminate flooring. Radiator. Double glazed door to Garden and door the Entrance Hall.

Bedroom 1

9' 3" x 9' 1" (2.82m x 2.77m)

Modern range of fitted shelving to one wall with double bed recess and matching bedside cabinets. Coved cornices. Radiator. Provision for wall mounted Television. Arch leading to:

Walk-In Closet

9' 4" x 4' 7" (2.84m x 1.40m)

Fitted hanging rails and shelving. Radiator.

Bedroom 2

9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed oriel bay window to front. Coved cornices. Range of fitted wardrobes. Radiator. Provision for wall mounted television.

Shower Room

Modern white suite comprising corner shower cubicle with height adjustable shower unit. Vanity wash hand basin with mixer tap. Low level WC, Wood effect laminate flooring. Obscure double glazed windows to front. Coved cornices. Extractor fan. Heated towel rail.

Exterior

Rear Garden

Good sized rear garden for a park home, Large paved patio leading onto lawn area with raised planters and gated side accesses.

Parking

Own driveway providing off street parking for one car. There is also a visitors parking area nearby.

Local Authority

Central Bedfordshire Council - Council Tax

Band A.

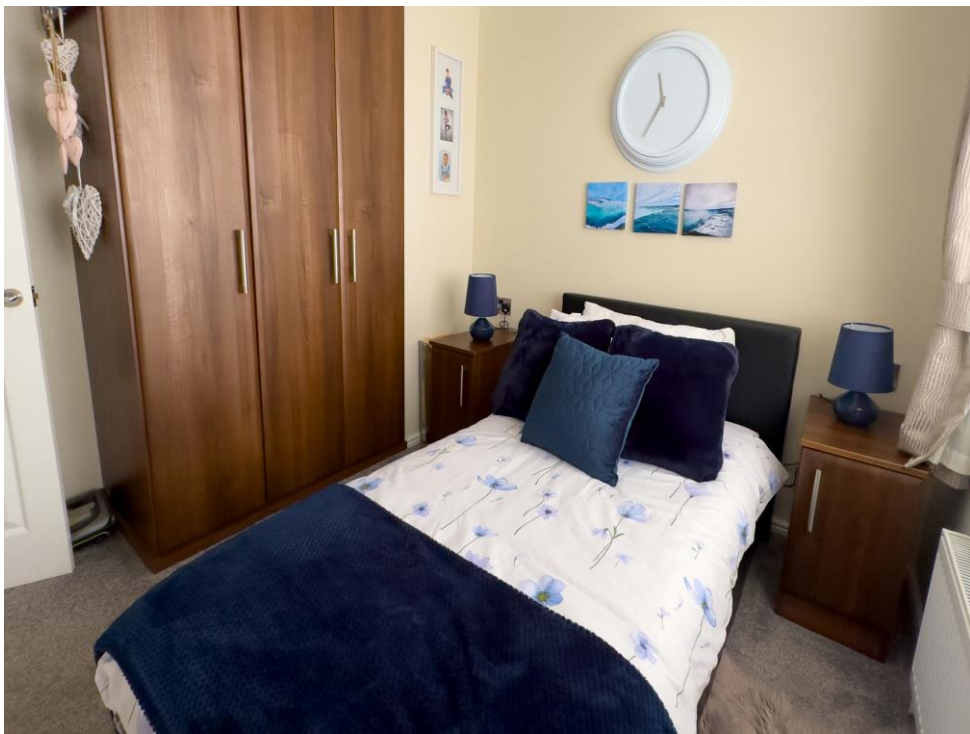
Service Charge

£235 pcm.

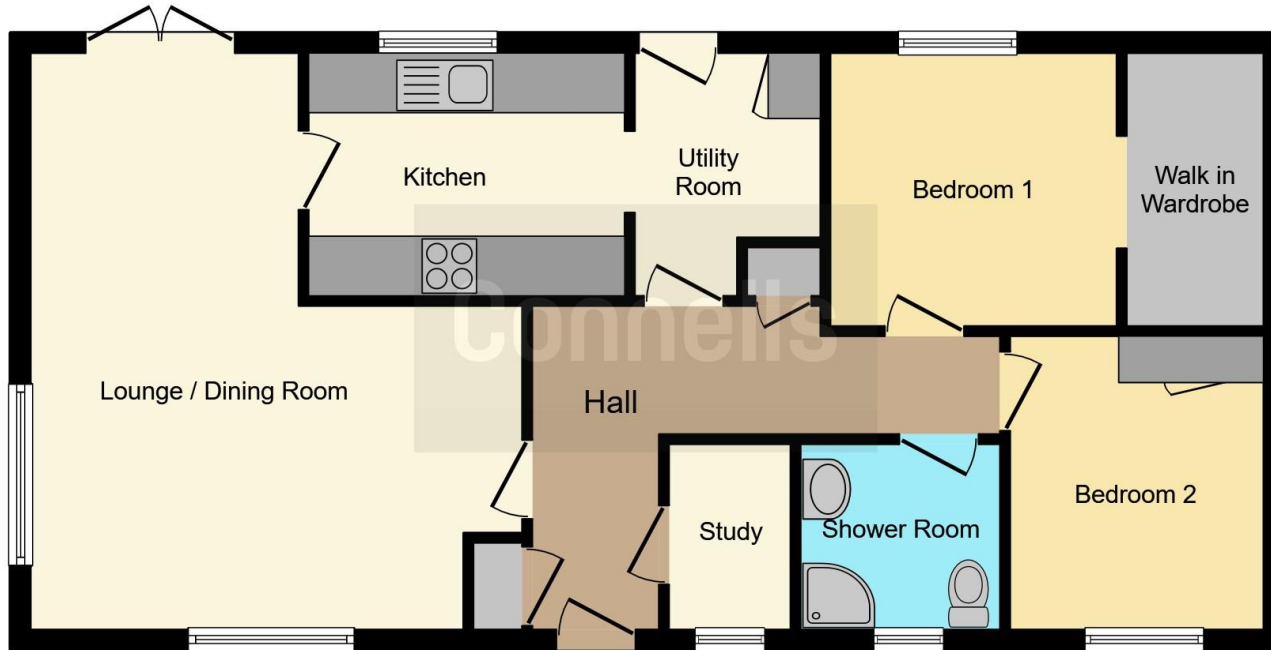
Buildings Insurance

£287.23 per annum









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/HPN306396

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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