



44 Riverside Park, New River Bank, Littleport Ely CB7 4TA

welcome to

Riverside Park New River Bank, Littleport Ely

TWO BEDROOM PARK HOME LOCATED ON RIVERSIDE PARK. MODERN OPEN PLAN LIVING, WITH EN-SUITE & WALK IN WARDROBE TO MASTER. A WELL MAINTAINED PRIVATE GARDEN AND PARKING.





Floor Plan



Outbuilding

Kitchen/Lounge/Diner

19' 11" x 13' 7" (6.07m x 4.14m)

Bedroom One

13' 6" x 8' 3" (4.11m x 2.51m)

En-Suite

Dressing Room

Bedroom Two

9' 3" x 7' 5" (2.82m x 2.26m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Riverside Park New River Bank, Littleport Ely

- PARK HOME
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- EN-SUITE & WALK IN WARDROBE TO MASTER
- WRAP AROUND DECKING

Tenure: EPC Rating: Exempt

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.

£100,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ELY109447



Property Ref:
ELY109447 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

****THERE IS A MONTHLY GROUND RENT OF £247 PER MONTH****



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