



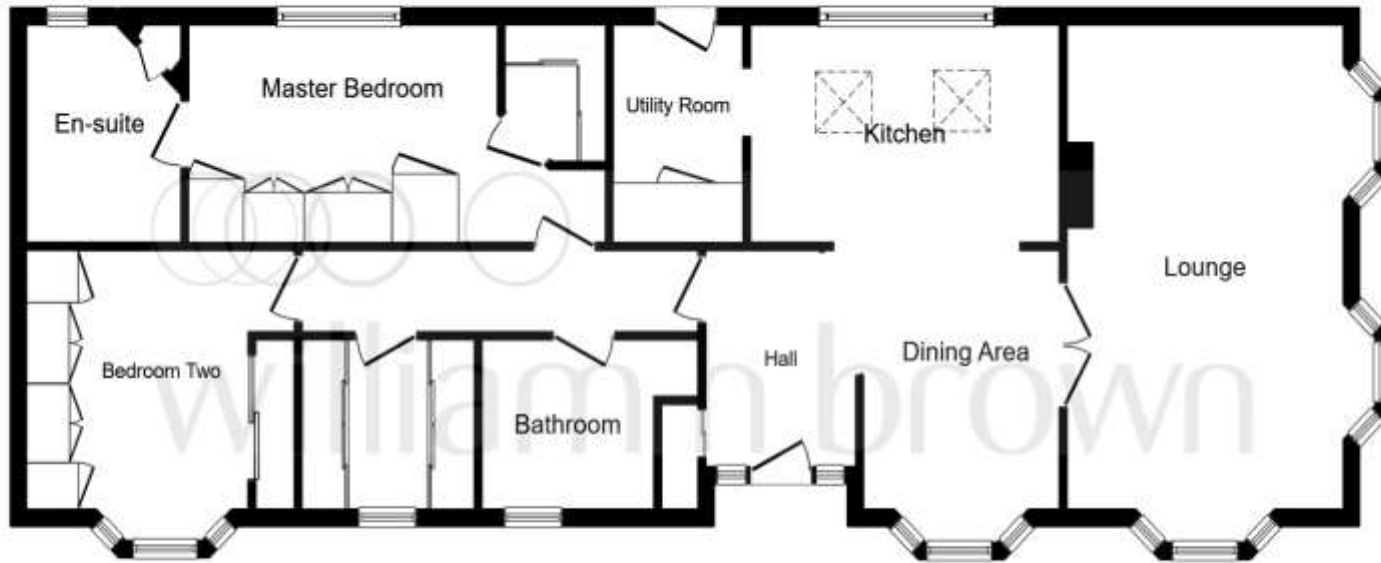
**Bluebell Woods Ely Road, Waterbeach Cambridge CB25 9NW**

**welcome to**

**Bluebell Woods Ely Road, Waterbeach Cambridge**

LUXURY PARK HOME situated on a secure popular site with TWO DOUBLE BEDROOMS, EN SUITE to master, MODERN FITTED KITCHEN, 19'3" x 13'5" LOUNGE, PARKING BAY FOR ONE CAR NEXT TO HOME. Available for Over 45's





**Floor Plan**

**Entrance Hall**

**Lounge**

19' 2" x 11' 9" ( 5.84m x 3.58m )

**Kitchen**

12' 11" x 9' 3" ( 3.94m x 2.82m )

**Dining Area**

9' 5" x 8' 8" ( 2.87m x 2.64m )

**Utility Room**

9' 3" x 5' 6" ( 2.82m x 1.68m )

**Walk-In-Wardrobe**

**Master Bedroom**

9' 3" max x 8' 10" ( 2.82m max x 2.69m )

**En-Suite**

**Bedroom Two**

10' 3" x 9' 5" ( 3.12m x 2.87m )

**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).  
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welcome to

## Bluebell Woods Ely Road, Waterbeach Cambridge

- MODERN PARK HOME
- TWO BEDROOMS
- GREAT LOCATION
- OVER 45'S
- KITCHEN PLINTH HEATERS

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.

# £215,000

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 AND SERVICE CHARGE OF £224\*\*\*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ELY109087 - 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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