



18 New Orchard Park, Littleport Ely CB6 1LT

welcome to

New Orchard Park, Littleport Ely

A BEAUTIFUL PARK HOME LOCATED ON THE POPULAR NEW ORCHARD SITE IN LITTLEPORT. FEATURING TWO BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, WET ROOM & EN-SUITE. PLUS GARDEN AND PARKING. OFFERED WITH NO ONWARD CHAIN.....



Park Home in lovely condition throughout. With a generous Lounge & Dining room, fully fitted Kitchen, Utility Room, Two Double Bedrooms with En-suite to master and separate Shower/Wet Room. The Park Home also benefits from having its own Garden and Driveway.

New Orchard Park in Cambridgeshire is a fantastic residential park is exclusively for residents over 50 and offers elegant park homes that are pet friendly.

OFFERED WITH NO ONWARD CHAIN.....

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.

AGENTS NOTE- THERE IS A MONTHLY GROUND RENT AND MAINTENANCE CHARGE OF £156.09

Entrance Porch

Entrance Hall

Lounge

19' 5" x 13' (5.92m x 3.96m)

Dining Room

9' 8" x 8' 9" (2.95m x 2.67m)

Kitchen

9' 5" x 8' 9" (2.87m x 2.67m)

Utility Room

6' 6" x 5' 5" (1.98m x 1.65m)

Bedroom One

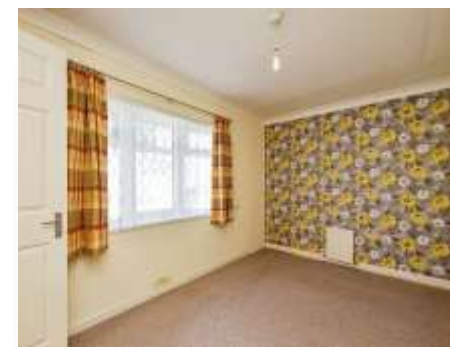
12' 9" x 9' 5" (3.89m x 2.87m)

En-Suite

Bedroom Two

9' 11" x 7' 7" (3.02m x 2.31m)

Shower / Wet Room



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New Orchard Park, Littleport Ely

- PARK HOME
- TWO BEDROOMS
- UTILITY ROOM
- EN-SUITE TO MASTER
- PARKING

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.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/ELY109478](https://www.williamhbrown.co.uk/Property/ELY109478)



Property Ref:
ELY109478 - 0003

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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