



43 Riverside Park New River Bank, Littleport ELYCB7 4TA

welcome to

Riverside Park New River Bank, Littleport ELY

Offered with NO ONWARD CHAIN - Two Bedroom Park Home on the popular Riverside Park in Littleport. CALL NOW TO VIEW...



A Two Bedroom Park Home offered in good order throughout. The property has an open-plan Lounge/Kitchen/Diner. Bedroom One has fitted wardrobes, overhead cupboards & a double bed. The En-Suite has a bath with overhead shower, wc & wash hand basin. Bedroom Two has fitted wardrobes with shelving & cupboards. The Shower Room has a shower cubicle, pedestal wash hand basin & wc. There is a driveway providing off road parking.

Littleport is a large village situated about 7 miles North of the City of Ely with a variety of shops along the High Street and a main line railway station with services connecting to Ely, Cambridge and London. Primary and junior schooling is catered for within the village and there is also a brand new, modern secondary school.

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 £249 PER MONTH****

Lounge/Kitchen/Diner

21' 1" x 12' 2" (6.43m x 3.71m)

Bedroom One

11' 11" x 10' 6" (3.63m x 3.20m)

En-Suite

Bedroom Two

9' 3" x 5' 8" (2.82m x 1.73m)

Shower Room



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Riverside Park, New River Bank

- PARK HOME
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- SHOWER ROOM & EN-SUITE
- 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.

offers in excess of

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ELY109498 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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