



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

welcome to

Riverside Park New River Bank, Littleport Ely

A Beaumont Park Home built in 2019. This Park Home has been built to residential specification to include double glazing & gas central heating. This property will be sold with all furniture, fixtures & fittings included.

OFFERED WITH NO ONWARD CHAIN.....





Lounge/Kitchen/Diner

19' 8" x 13' 8" (5.99m x 4.17m)

Master Bedroom

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

Bedroom Two

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

En-Suite & Dressing Room

6' 6" x 4' 2" (1.98m x 1.27m)

Shower Room

10' 3" x 5' 1" (3.12m x 1.55m)

Agents Note

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.

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Riverside Park New River Bank, Littleport Ely

- Beaumont Park Home
- All Fixtures, Fittings & Furniture Included (t & c apply)
- Two Double Bedrooms
- En-Suite & Dressing Room
- Shower Room

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.

£80,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/ELY109554](https://www.williamhbrown.co.uk/Property/ELY109554)



Property Ref:
ELY109554 - 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.

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.

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 MAINTENANCE CHARGE TBC*****



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