



- Retirement Park Home
- Award Wining Development
- Canal Side Walks Nearby
- 2 Bedrooms

- 12'6 Lounge & 12'1 Kitchen
- Garden Store & Outdoor Utility
- Parking & Gardens
- NO CHAIN!

The Elms, Torksey, LN1 2EX,
Offers Over £50,000 Leasehold





Starkey&Brown is pleased to offer for sale this over 50's park home, located within this award winning retirement development, and ideally positioned only a few steps away from a pleasant canal side walkway. Accommodation briefly comprises: entrance hallway with storage cupboards, 12'6 lounge, 12'1 kitchen, 2 bedrooms, both of which have built in wardrobes, and a shower room. Outside the property has a generous garden area, useful outdoor utility and garden store. There is also a dedicated parking space, and ample parking space for visitors in a nearby parking area. NO CHAIN! Council tax band: A. Leasehold.



Entrance Hallway

Having part glazed uPVC side entrance door, airing cupboard housing combination condensing central heating boiler, additional storage cupboard and radiator.

Lounge

12' 6" x 12' 1" (3.81m x 3.68m)

Having uPVC side entrance door, double aspect windows, electric fireplace and radiator.

Kitchen

12' 1" x 8' 10" max (3.68m x 2.69m)

Having a range of matching wall and base units, one and a half bowl single drainer stainless steel sink unit with mixer taps over, gas cooker point, cupboard with space for full height fridge freezer, radiator and double aspect windows.

Bedroom 1

12' 1" into wardrobes x 8' 6" min (3.68m x 2.59m)

Having built-in wardrobes and radiator.

Bedroom 2

7' 10" x 7' 10" max (2.39m x 2.39m)

Having built-in wardrobes and radiator.

Shower Room

Having 3 piece suite comprising shower cubicle with mains fed shower, pedestal wash hand basin, low level WC, vinyl flooring, radiator and electric shaver point.

Outside

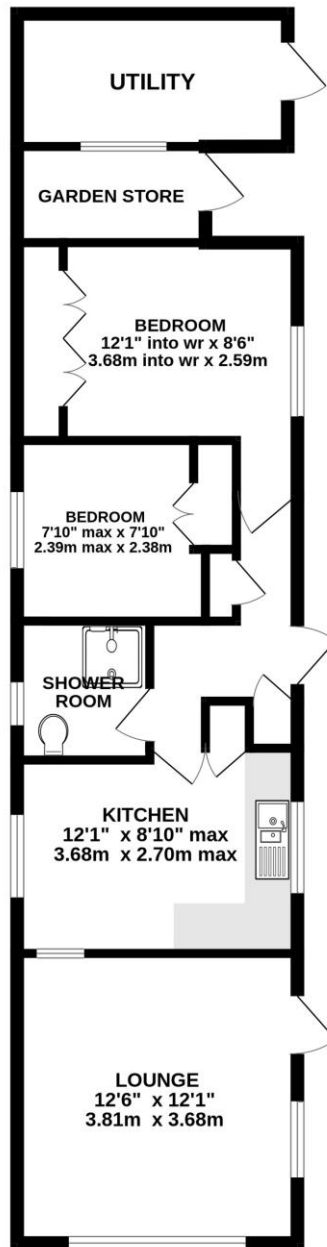
The property benefits from a parking space to the front and lawned garden to the side with useful outdoor utility and adjacent garden store.

Agents Note

Ground is payable at £1,726.58 per annum. Please call for further details.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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