



Park Home, Riverdale Park, Staveley £115,000

- Two Bedroom Park Home
- Modern Fitted Breakfast Kitchen
- Good sized Lounge & Dining Room
- Off-Road Parking
- Well Presented Throughout
- Close to local amenities
- Walking distance to Bowling Green
- Leasehold Park Home



Charles Newton & Co Estate Agents are very pleased to offer for sale this, Two bedroom Park Home located on Riverdale Park, Staveley, this two bedroom Park Home is well presented throughout, perfect for over 50s only, and for someone who looking for something they can move straight into. The accommodation fully comprises of Lounge /Dining Room, Breakfast kitchen, Two Bedrooms and Shower room. Fully Double Glazed throughout and offers Oil central heating boiler for hot water & heating the property. Outside, is off-road parking to the side of the park home.

The local amenities including local bowling green & cricket club within walking distance, with local bus routes travelling to and from Chesterfield & Staveley close by.

Full Description:

Lounge & Dining Room: 19' 6" x 17' 10"

This bright L-shaped room offers three UPVC double glazed windows to the front & side elevation including double glazed french doors to the side elevation, electric fire in fireplace with tiled hearth, carpet fitted, three wall lights, ceiling coving, internal doors to the dining kitchen, shower room and bedrooms.

Breakfast Kitchen: 12' 5 x 9' 5

This breakfast kitchen offers a range of wall & base kitchen units, electric oven and hob with extractor fan over, space for fridge/freezer and plumbing for washing machine, inset sink and mixer tap, radiator, store cupboard with oil fed boiler installed. UPVC window to the side elevation and uPVC door to the side elevation.

Bedroom one: 12' 2" x 9' 5"

Double size room with Upvc double glazed window to the rear elevation, radiator, sliding fitted wardrobes and carpet fitted.

Bedroom two: 9' 11" x 9'6"

Double size room with Upvc double glazed window to the rear elevation, radiator, sliding fitted wardrobes and carpet fitted.

Shower room:

Large walk-in shower unit with mains shower feed fitted, low level W/C, pedestal wash basin, UPVC double glazed window to the side elevation and extractor fan fitted.



Outside the property:

Stone base area to the front & side of the park home.

Outside tap installed.

Car parking to side of the park home for 2/3 vehicles, Storage shed at the rear included in the sale.

Please note:

The Park Home is only available to over 50s

The park home is Leasehold only

Monthly Service charge/ground rent approx £84.00 per month payable

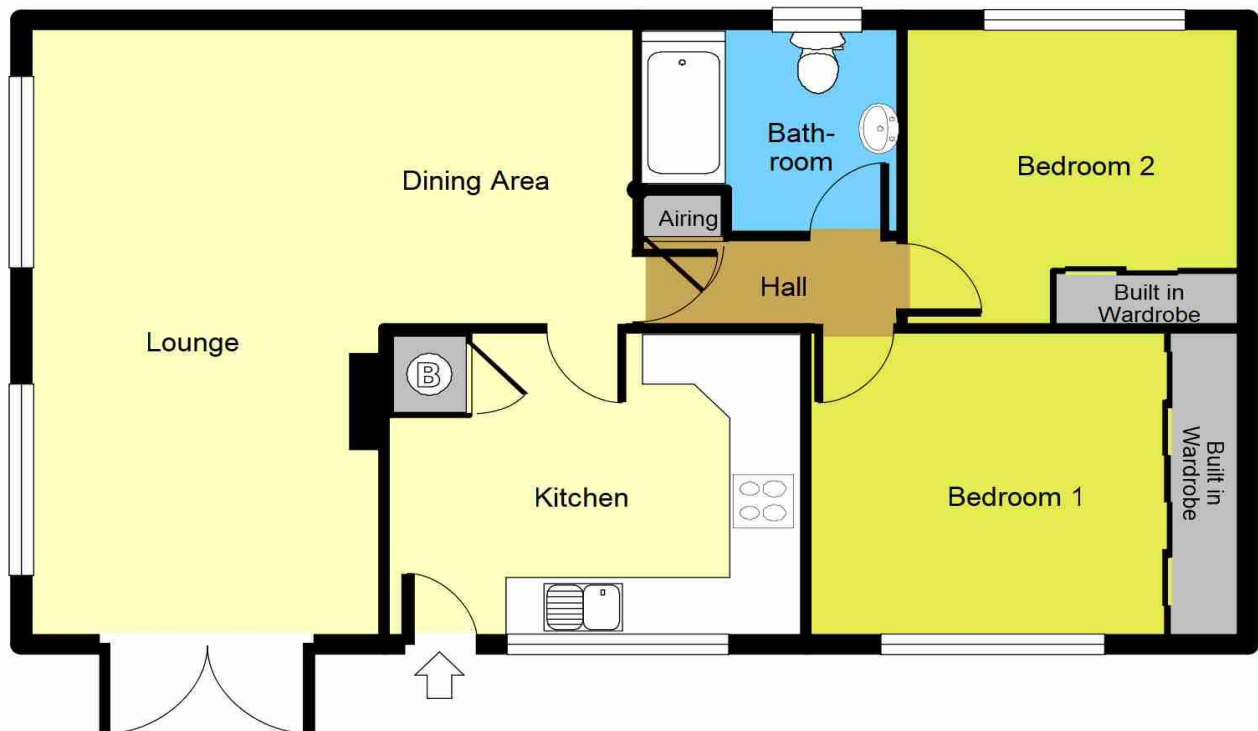
Water & Electricity is payable direct to site.

Titan oil tank for Heating & Water located at the rear of the park home.





FLOOR-PLAN:



MONEY LAUNDERING REGULATIONS: All intending buyers of a property being marketed by Charles Newton & Co Estate Agents will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your Full Co-operation to ensure there is no delay in agreeing the sale of a property.

Brochure Details: The photography for this brochure was prepared by Charles Newton & Co Estate Agents in accordance with the Seller's instructions.

Viewing: By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

Tenure: The property is reported to be LEASHOLD.

Please note:

These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Charles Newton & Co Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

Office Opening Hours: Monday – Friday: 9.00 am – 5.00 pm. Saturday: 9.00 am – 1.00 pm.

Mortgage Advice: We offer mortgage advice through our Independent Financial Advisor, please contact our Eastwood and Ilkeston offices, for further details and to arrange a no obligation appointment. (Your home may be repossessed if you do not keep up repayments on your mortgage. Subject to Status. Written quotations available on request.)

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