



Silverhill Luton Gowts, Luton Spalding PE12 9LQ

welcome to

Silverhill Lutton Gowts, Lutton Spalding

Three bedroom Park Home on semi-rural site, BARRIER ACCESS IN AND OUT. Open Plan Kitchen Living area with pull out double sofa bed. FAMILY SHOWER ROOM & ADDITIONAL SEPARATE WC. Off Road Parking for one car & enclosed raised decking area. CLOSE TO LONG SUTTON'S AMENITIES & A SHORT DRIVE FROM NORFOLK.



Kitchen/Dining/Living Area

17' 11" x 11' 10" (5.46m x 3.61m)

having range of units at wall and base level with single bowl stainless steel sink. Integrated electric oven, grill 4 ring gas hob and fridge.

The lounge area has a fitted gas fire.

Cloakroom

2' 9" x 3' 7" (0.84m x 1.09m)

having low level WC and wash hand basin.

Bedroom 1

9' 7" x 6' 6" (2.92m x 1.98m)

having fitted double wardrobe and cupboards.

Bedroom 2

7' 11" x 5' 8" (2.41m x 1.73m)

having fitted wardrobe and cupboard.

Bedroom 3

7' 1" x 5' 2" (2.16m x 1.57m)

having fitted wardrobe and cupboards.

Shower Room

6' 11" x 3' 6" (2.11m x 1.07m)

having shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Extractor fan.

Outside

the site is accessed through a security barrier. With side decking and seating area. Metal shed and parking for one car.

Agents Note

The site is for holiday use and owned by Pure Leisure. The property cannot be used as a main residence



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Silverhill Lutton Gowts, Lutton Spalding

- THREE BEDROOM PARK HOME WITH 12-MONTH HOLIDAY OCCUPANCY
- OPEN PLAN KITCHEN LIVING AREA
- SHOWER ROOM & ADDITIONAL SEPARATE WC
- OFF ROAD PARKING
- ENCLOSED RAISED DECKING TO SIDE

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: 3148.83

This is a Leasehold property with details as follows; Term of Lease 15 years from 01 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£14,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106976 - 0007

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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