





**Serenity Bespoke Show Home Station Road, Mexborough S64 9AL** 



### welcome to

# **Serenity Bespoke Show Home Station Road, Mexborough**

LAST 2PLOTS REMANING - £210,000-220,000 This 2 double bedroom home offers spacious accommodation with a lounge, dining room, full sized kitchen, 2 double bedrooms (master with en-suite), study & house bathroom. The property is sold as seen and comes with all furniture displayed in the photographs.













#### **Waterside Park**

Elite Lifestyle Parks brings you a brand new and exciting residential village for the over 50's. Set in the heart of the Dearne Valley, the secure gated community of Waterside Park is a luxury development of bespoke fully furnished park homes. All homes come complete with state of the art kitchens, quality designer bathrooms, sumptuous living spaces and much more.

#### Sales Assist & Part Exchange

There is no doubt that the park home lifestyle is ideally suited to semi-retired and retired individuals.

These are single storey and easily maintained, running costs are usually lower than a traditional home and will be in the lowest council tax band. In addition gardens are generally level, small and easy to maintain whilst still offering those who love gardening an opportunity to pursue their hobby.

Compared to urban living, park homes offer an increased level of security. Most parks are gated communities and inhabited by residents only. With other residents nearby, park home owners say they love the fact they can 'lock up and leave' knowing that their neighbours and park manager will keep an eye on their property. This level of security gives residents a peace of mind which is unmatchable anywhere else in today's society.

To arrange a private one to one viewing and tour of the show home's, please contact the sales advisors for more information.

#### The Park Home Lifstyle

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#### **Park Information**

The ground rent for the properties is currently charged at £142 pcm, Council Tax Band B. The site benefits from having main gas and electric and all the properties are fully insulated and are energy efficient. Garage's or shed can be added if required. Pets are allowed on site and it's open 12 months of the year.

Regional and nation travel is easy with the train station being within walking distance.





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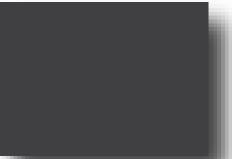
- EX Show Home
- MOVE IN FOR CHRISTMAS!
- LARGE PRIVATE PLOT NEXT TO THE CANAL
- Garage or shed can be added & choice of ramp or step access
- Low Maintenance Private Garden

Tenure: Freehold EPC Rating: Exempt

guide price

£210,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MXB115518



Property Ref: MXB115518 - 0004 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.





01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW



williamhbrown.co.uk

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