



**Ambleside Park, North Hykeham, Lincoln**

**Asking Price £66,950**

  
**MARTIN&CO**

Ambleside Park, North Hykeham,  
Lincoln

Park home

1 Bedrooms, 1 Bathroom

Asking Price £66,950

- Compact Park Home
- 2018 Build
- Open Plan Living
- Shower Room
- Double Bedroom with Fitted Wardrobes
- Enclosed Garden
- Off Road Parking
- Well Established Residential Park
- Tenure: Freehold
- Ground Rent - £230.20 PCM / Council Tax Band - A



One Bedroom Park Home situated within the well established over 50s Ambleside Park in North Hykeham. Comprising internally of an entrance hall, open plan kitchen living area, one double bedroom and a shower room. Driveway parking for one vehicle and an enclosed block paved garden area. Visitor parking is located near to the entrance to the park.

North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

#### Entrance Hall

PVC entrance door, tiled flooring, spot lit ceiling and a Vokera thermostatic control.

#### Bedroom

9'5" x 7'3"

PVC window, carpet flooring, radiator, spot lit ceiling, fitted wardrobes housing the mains consumer unit.

#### Shower Room

6'5" x 4'10"

Low level WC, pedestal wash basin, double shower cubicle with a luxury rainfall showerhead and handheld shower head sprayer. Fully tiled room, heated towel rail and a PVC window.

#### Kitchen

11'1" x 7'7"

Base and eye level units, roll edge worksurfaces with tiled splashback and an inset stainless steel sink and drainer. Fitted oven and hob with extractor over, integrated fridge freezer and washing machine. Tiled flooring, spot lit ceiling, radiator, PVC window and Vokera combination boiler housed.

#### Living Room

11'1" x 7'4"

PVC bay fronted window, carpet flooring, radiator and a spot lit ceiling.

#### Outside

Property is accessed via steps to the front with lighting. Block paved driveway parking for one vehicle, low maintenance and enclosed garden with a small lawned area and spacious block paved patio. LPG bottles stored to the rear of the home. Plastic storage shed is included within the sale.

#### Ground Rent

£230.20 per calendar month includes water rates.

This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Ground rents are reviewed annually and are payable upon the 1st of each month.

#### Agent Note

Under terms of the Mobile Homes Act, upon purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets and children on the site are subject to the site owners discretion.

Ambleside Park is a small privately owned, over 50's site open for year round residency.

Park homes do not require an Energy Performance Certificate (EPC).

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6

8HW

01522 503727 . lincoln@martinco.com

01522 503727

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.