



- 1 bedroom
- Nicely presented
- Good size rooms
- Wrap around gardens

**96 Medina Park , Folly Lane, East Cowes, Isle Of Wight , PO32 6LZ**

**£120,000**

A spacious well kept 1 Bedroom Park Home ( 1976 Omar Super Ranch House) situated within a good size plot and with wrap around gardens. The park is fully residential and for the over 50's. Parking and offered as CHAIN FREE. PLEASE NOTE NO DOGS ARE ALLOWED ON THE PARK



## Property Description

THE ACCOMMODATION WITH APPROXIMATE MEASUREMENTS COMPRISES OF

Covered walkway to:

### PORCH / UTILITY

8' 03" x 3' 10" (2.51m x 1.17m) Double glazed windows to rear and side. Door to;

### HALLWAY

Doors to

### KITCHEN/BREAKFAST ROOM

9' 05" x 9' 07" (2.87m x 2.92m) Double glazed windows to sides. Range of wall and floor units. Stainless steel sink and drainer. Space for cooker. Space for fridge. Radiator. Cupboard housing glow worm boiler. Door to

### LOUNGE

12' 11" x 9' 07" (3.94m x 2.92m) Double glazed bay window to front. Double glazed window to side. Door to side.

### SHOWER ROOM

8' 02" x 6' 11" (2.49m x 2.11m) Double glazed window to side. Radiator. Shower cubicle. Basin. W.C. Tiled splash back.

### BEDROOM

10' 08" x 9' 08" (3.25m x 2.95m) Double glazed windows to rear and side. Radiator.

### OUTSIDE

Wrap around manageable gardens. Laid mainly to PATIO.. Shed with power.

### Parking

Ground rent: £1221.00 per year

Sewerage charge: TBC





Annual Environmental Agency: £11.56 p.a.

Potential purchasers must be over the age of 50 years old

10% payable on re-sale of the home to the park owners

**NO DOGS ALLOWED ON THE PARK**



Do you have a property to sell? We would welcome the opportunity to give you a free no obligation valuation of your home. Just ask!

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All measurements are approximate and should not be taken as fact. Wootton Estate agents have not tested any of the appliances or equipment. We have been advised by the vendor as to the leasehold/freehold status of the property, you should have this along with all matters concerning the property checked by a solicitor. These particulars including all text and pictures are for guidance only and do not form any part of a contract or offer and should be not construed as statements of fact. Floor plans are for guidance only and no guarantee is given of their accuracy. Averages and land measurement are not measured by Wootton Estates and should be independently checked.