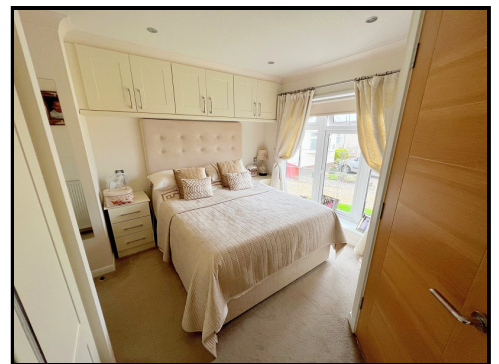




11 Fleur-de-lys Park, Pilley Hill, Pilley, Lymington, Hampshire. SO41 5QJ

Guide Price £209,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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Guide Price £209,950

NEW FOREST PARK HOME: A Beautifully presented 3 year old Stately Albion 22 x 30 park home located in one of the most sought after developments within the New Forest Village of Pilley. Designed for 45 years of age and over, integrated Kitchen/ Breakfast Room, Sitting Room, En-suite shower room, bathroom, off road parking and gardens. Remainder of a 10 year guarantee PETS CONSIDERED & VACANT POSSESSION.



KITCHEN/BREAKFAST ROOM (15' 4" X 10' 6") OR (4.67M X 3.19M)

Obscure UPVC double glazed front door with matching side screens, stunning vaulted ceiling with double glazed velux window and recessed lighting. Two additional aspects to the front and side elevations through UPVC double glazed windows, double panelled radiator and tiled flooring. Quartz working surface extending along two walls with base and drawer cupboards beneath, integrated washing machine, dishwasher and classic 90 Rangemaster cooker with extractor fan over. Feature breakfast island with quartz worktops with ceramic recessed sink, monobloc mixer tap, cupboards and drawers beneath and seating for four. Integrated fridge freezer and cupboard housing gas fired boiler. Open way through to:



SITTING ROOM (15' 4" X 10' 9") OR (4.67M X 3.27M)

Aspect to the side elevation through UPVC double glazed window and UPVC double glazed french doors providing views and access to rear. Stunning vaulted ceiling with recessed lighting, electric fire, T.V wall connections, power points. Oak glazed door providing access to:

INNER HALL

Hatch to loft area, recessed light, smoke detector and linen cupboard with shelving.

BEDROOM 1 (13' 7" X 10' 5") OR (4.14M X 3.17M)

Aspect to the front elevation through UPVC double glazed window, T.V wall connections, recessed lighting and double panelled radiator. Range of bedroom furniture including bed recess with bedside units and storage over. Two double and one single wardrobe units with drawers.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window onto side elevation, Fully tiled wall surrounds with shower unit having thermostatically controlled unit, low level w.c, wash bowl incorporating monobloc mixer tap, storage beneath and large mirror over. Heated towel rail, panelled radiator and tiled flooring.

BEDROOM 2 (8' 1" X 10' 9") OR (2.47M X 3.27M)

UPVC double glazed double opening french doors, providing views and access onto rear garden, recessed lighting, T.V wall connections. Bedroom furniture incorporating bed recess, bed side cabinets with storage cupboards over and double wardrobe unit.



BATHROOM

Obscure UPVC double glazed window onto rear elevation, recessed lighting fully tiled wall surrounds, freestanding bath unit with feet and central monobloc mixer tap and shower attachment. Low level w.c, wash bowl with monobloc mixer tap set into a display unit with storage beneath, display shelving to side and large mirror over. Tiled flooring and panelled radiator.

FRONT GARDEN

Designed for easy maintenance with area of lawn and paved pathway to front door. A pathway extends along the side elevation to the:



REAR GARDEN

Sandstone patio area extending along the rear of the property and large garden store located on the rear boundary. The property also benefits from an off road parking space and there is a large visitor parking area to the front of the development.

PITCH FEE

The site owner informs us that the pitch fee has not been set on the property, but believes it will be in the region of £200.00 per calendar month.

DIRECTIONAL NOTE

Turn Right at the traffic lights and head down Station Road. On reaching the roundabout turn left and head all the way into Lymington. With Waitrose on your left follow the road round to the left and at the next set of traffic lights turn right. Follow this road to the next roundabout and turn right and then next left at the following roundabout. Follow this road for approximately 3 miles turning left sign posted Pilley. On reaching the village of Pilley, Fleur De Lys will be found next to the Fleur De Lys Public House.



PLEASE NOTE

Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

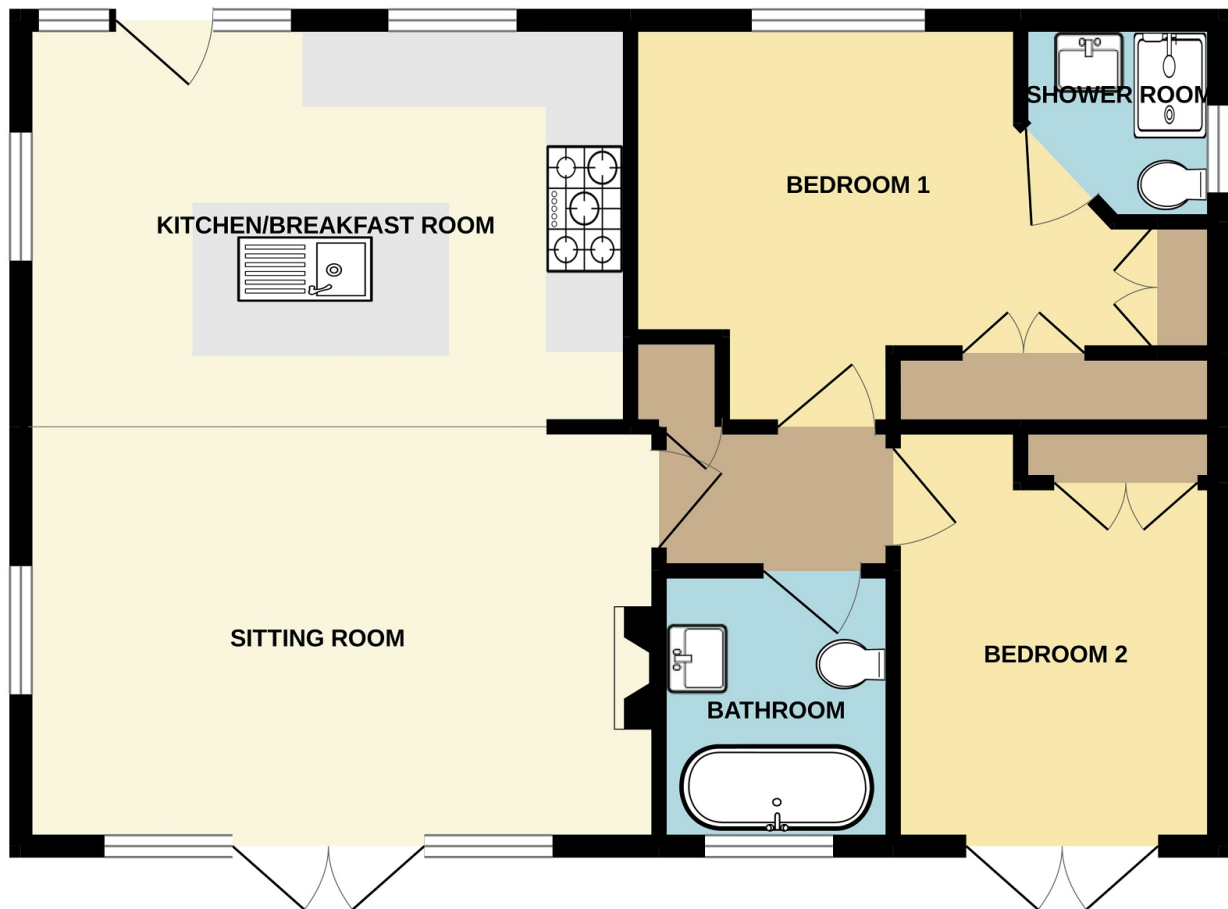
COUNCIL TAX

The council tax for this property is band A

EPC RATING

The EPC rating for this property is

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



ROSS NICHOLAS

TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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