

28 Berkeley Vale Park, Berkeley,
GL13 9TG

Offers In The Region Of
£94,000



Immaculate 2017 single unit single unit with open plan living space & low maintenance garden. The property benefits from fully fitted kitchen with built in appliances, dining area, spacious lounge area with double glazing throughout, offering a bright and airy feel. The double bedroom having built in wardrobe, and modern shower room with electric shower. Externally, there is a low maintenance garden to both sides with neat storage shed, a communal car park sits close by for easy access. LPG gas! **MUST BE SEEN!**

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SITUATION

This recently built Park Home is well positioned close to parking facilities on the popular Berkeley Vale Park, which is on the outskirts of the town. The historic town of Berkeley has a range of facilities including: local shops, public houses and primary school. Berkeley is famous for its historic Castle and Edward Jenner Museum. The town itself is well placed for travel throughout the south west via the nearby A38 and M5/M4 motorway network.

DESCRIPTION

This Tingedene Mackworth Lodge is in excellent condition, having been built in 2017 and has been well maintained since new. The property is light and airy throughout and the open plan living accommodation allows a sociable and bright atmosphere. The kitchen makes fantastic use of space with several integrated appliances. The shower room and bedroom are also immaculate and the bedroom offers built-in wardrobe and dresser. To both sides of the property is a low maintenance garden and a storage shed can be found towards the rear of the property. A viewing is highly recommended.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

HALLWAY

Having double glazed door, thermostat controls and doors, leading to shower room and bedroom.

KITCHEN/DINING ROOM 2.75m x 3.48m (9'0" x 11'5")

Having a range of wall and base units with work top over and splash back, gas hob with electric oven and extractor hood over, cupboard housing gas combination boiler, integrated dishwasher, washer/dryer, fridge freezer, sink with mixer tap and draining board, and radiator.

LOUNGE 3.92m x 2.75m (12'10" x 9'0")

Having three double glazed windows with dual aspect, radiator and electric fireplace, double glazed door to side.

BEDROOM 2.51m x 2.85m (8'2" x 9'4")

Having fitted wardrobe and dresser, double glazed window and radiator.

SHOWER ROOM

Low level WC, wash hand basin with pedestal and mixer tap. double shower cubicle, double glazed window, and extractor fan.

EXTERNALLY

There is a low maintenance garden either side of property, hedge border to one side and wooden panel fencing to the other. Pathway to front door with hand rail, gated side access to courtyard garden, storage shed and LPG gas bottles towards rear.

AGENT'S NOTES

Tenure: Leasehold.

There are no dogs allowed on The Park.

The site is for occupiers over the age of 50.

Mains electric and water, and LPG gas central heating are believed to be connected.

There is a ground rent of £177.02 pcm. This was last reviewed in Jan 2024.

Council Tax Band: A

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

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