



## Woodlands Residential

£105,000

- COUNCIL TAX B
- CASH BUYERS ONLY
- EXCLUSIVE TO PEOPLE AGED 50+
- WELL-PRESENTED THROUGHOUT
- DRIVEWAY
- GARDEN
- EPC Rating: Exempt



 2  1  1



## About the property

A well-presented, two bedroom detached park home in Woodland Residential Park in Treharris. Cash buyers only, Woodlands Park is exclusive to people aged 50+.

The property briefly comprises of open plan kitchen/living room, bathroom and two bedrooms. Off road parking is provided by a driveway.

Ground rent is £214 per month. The ground rent at Woodlands Park is payable on the 1st of each month by standing order. Water and Sewerage charges are included. Leasehold on a full security tenure contract under the mobile homes act.

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.



## Accommodation

### Kitchen/Living Room

Irregular Shaped Room x ( x )

### Bathroom

### Bedroom 1

7' 9" plus fitted wardrobes x 8' 3" max ( 2.36m  
plus fitted wardrobes x 2.51m max )

### Bedroom 2

6' 5" max x 8' 3" max ( 1.96m max x 2.51m max )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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