



24 Nevada Park, Park Avenue, Melton Mowbray, LE13
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 **NEWTON FALLOWELL**

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Key Features

- Park Home
- Over 55's Gated Complex
- Two Bedroom
- Peaceful Location
- No Onward Chain
- Gorgeous Garden Area
- Decked Area
- Affordable Property
- EPC Rating U
- Leasehold

£115,000





Offered to the market with no onward chain is this spacious and well-presented park home situated within close proximity of the town centre in a secure gated community for those aged over 55 years. Having the benefit of gas central heating and uPVC double glazing, the accommodation comprises in brief, a living/dining room, modern fitted kitchen with integrated appliances, two bedrooms and a shower room with a white three-piece suite. Outside there is a block paved and gravelled area with potted plants.



Accessed via steps up to a double glazed door to the side aspect into the light and airy living/dining room with three windows to the side and one to the front aspect, radiator and fireplace with wooden surround and hearth, fitted kitchen having a range of wall and base units, sink and drainer, integrated oven and gas hob with an extractor above, space and plumbing for a washing machine and fridge freezer and door out to the gravelled area. Inner hallway with a storage cupboard and doors off to two bedrooms and a shower room with a three-piece white suite comprising a low flush WC, wash hand basin set in a vanity unit with a cupboard below and double walk-in shower with glass screen.



Outside is a block paved and gravelled seating area with potted plants and surrounded by areas laid to lawn.

There is a service charge of approximately £186.00 p.m.

Entrance Hall 0.00m x 0.00m (0'0" x 0'0")

Kitchen/Breakfast Room 3.48m x 2.25m (11'5" x 7'5")

Lounge 3.46m x 3.50m (11'5" x 11'6")

Bathroom 2.55m x 1.04m (8'5" x 3'5")

Bedroom Two 2.55m x 1.96m (8'5" x 6'5")

Bedroom One 3.38m x 2.77m (11'1" x 9'1")

GROUND FLOOR



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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COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.