



Asking Price £160,000 | Bungalow |

- Over 50's development Penton Park
- Lounge
- Wrap round garden
- Gas central heating with boiler (18 months old)
- Cash buyers only
- Two bedroom park home
- Shower room
- Wheelchair access with new lift installed in the last few years
- Located at the rear of the development
- No onward chain

020 8892 1313



# The Crescent Penton Park, Chertsey, KT16 8QF

This two bedroom park home has recently been adapted for wheelchair access with a new electric stair lift (5 year warranty), boiler, electric main box and shower room all less than 2 years old, double glazed, a porch/utility room, a wrap around garden, are some of the other benefits included and being at the rear of the development it adds a little more privacy.

Offered with no onward chain, Cash buyers only A must see .....

## Penton Park

Welcome to Penton Park! Exclusively designed for those aged 50 and above.

This park has a strong sense of community spirit, with a thriving social club allowing old and new residents all with similar interests and passions to forge meaningful connections and create lasting friendships.

Convenience is at your fingertips with a regular bus service that takes you from the park to the nearby towns of Chertsey and Staines. These towns offer excellent shopping facilities, ensuring that all your needs are met. There's also a health centre conveniently located in Chertsey.

Just a short drive from the M25, living here gives you easy access to a multitude of destinations, making it a breeze to explore the surrounding areas. If you're a commuter heading to London, or simply enjoy a visit to the city, you'll be delighted to know that Staines boasts a mainline station with direct trains into Waterloo station.

You'll never be bored living at Penton Park, with a wide range of local places of interest just waiting to be explored. From the grandeur of Windsor Castle to the historical significance of Runnymede, you'll find a myriad of attractions to enjoy in the vicinity of Penton Park.

We know that having pets in your life is extremely important, so we're happy to permit 1 dog or 1 cat onto the park per household.

Relax into a new way of life at Penton Park today.



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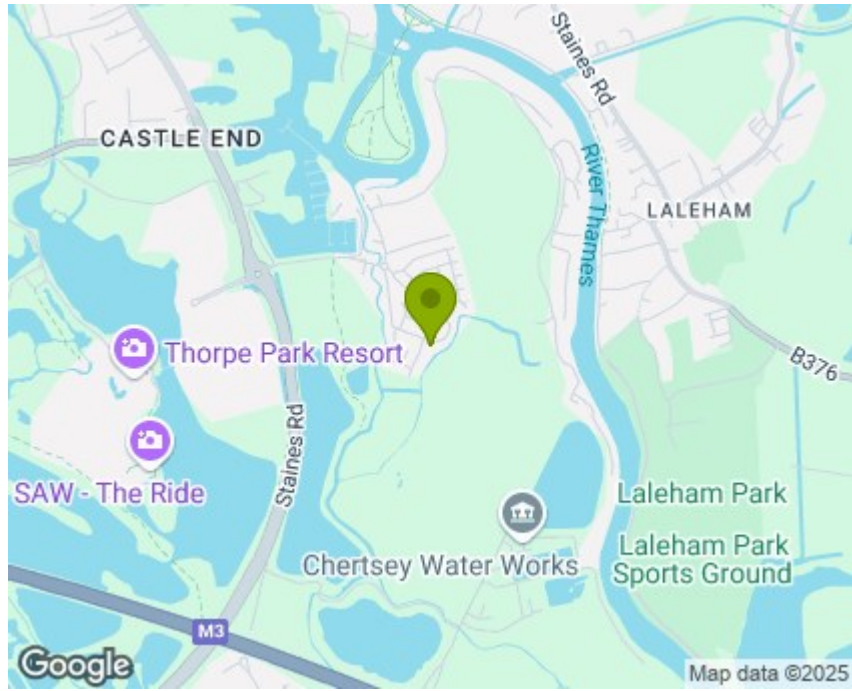
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Council tax band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(12-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
440 sq ft (40.9 sq m) approx.



TOTAL FLOOR AREA - 440 sq ft (40.9 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, openings and any other part of the property are not guaranteed and no responsibility is taken for any error, omission or other inaccuracy. The plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 12025.

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.