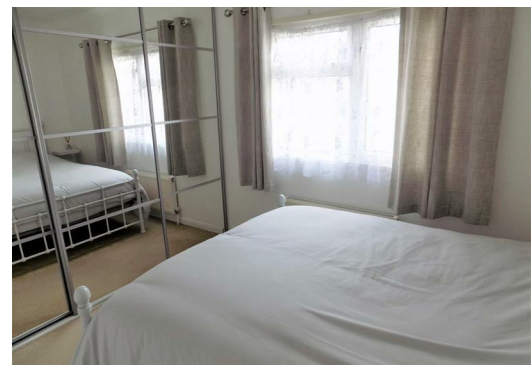




Harby Road,
Langar, NG13 9HZ

Guide Price £49,500



Offered to the market is this one bedroom park home. Located within the desirable complex of Langar Woods, in the Vale of Belvoir village of Langar. Accommodation Comprising: Hall, Kitchen Diner, Living Room, Master Bedroom, Home Office / Dressing Room and Shower Room. Age restriction of over 45's and a no pet policy applies. Leasehold. EPC - Exempt. No Chain. Council Tax Band - A.

Agents Note

This property has mains gas central heating, mains drains and the electric is billed from the site office for usage.

There is broadband in the area and mobile phone signal. The Ground Rent payable is £2790 per year, this includes your water and can be paid monthly, there is no service charges and there is no restriction on the lease length.

Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or

Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



t: 01949839839 e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk