



Harby Road,  
Langar, NG13 9HZ



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£230,000

Offered to the market is this stunning, two double bedroom park home. Located on a spacious plot with attractive landscaped gardens and double garage this home has been renovated to a high standard with accommodation comprising: Hall, beautifully appointed contemporary kitchen, dining room with views down the garden, living room, two double bedrooms, master with dressing area, contemporary shower room, conservatory, detached garage, parking and landscaped gardens. The furniture is negotiable. Council Tax Band - A. EPC - Exempt. Age restriction of over 45's and a no pet policy applies.



### 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 £235.57 per month, this includes your water and drainage and can be paid monthly, there is no service charges and there is no restriction on the lease length.

Medium 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#>

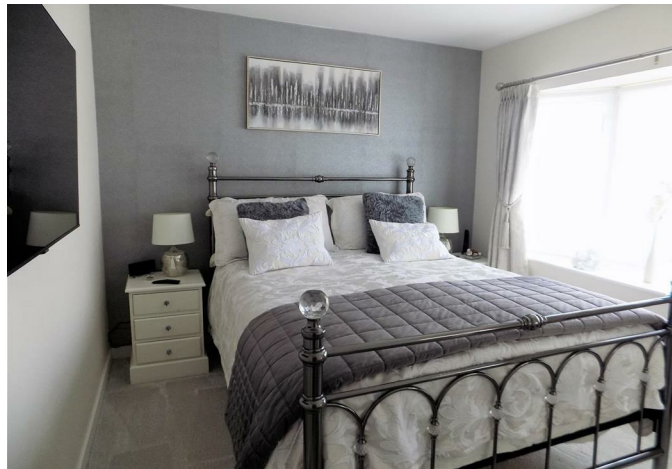
### Note

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.

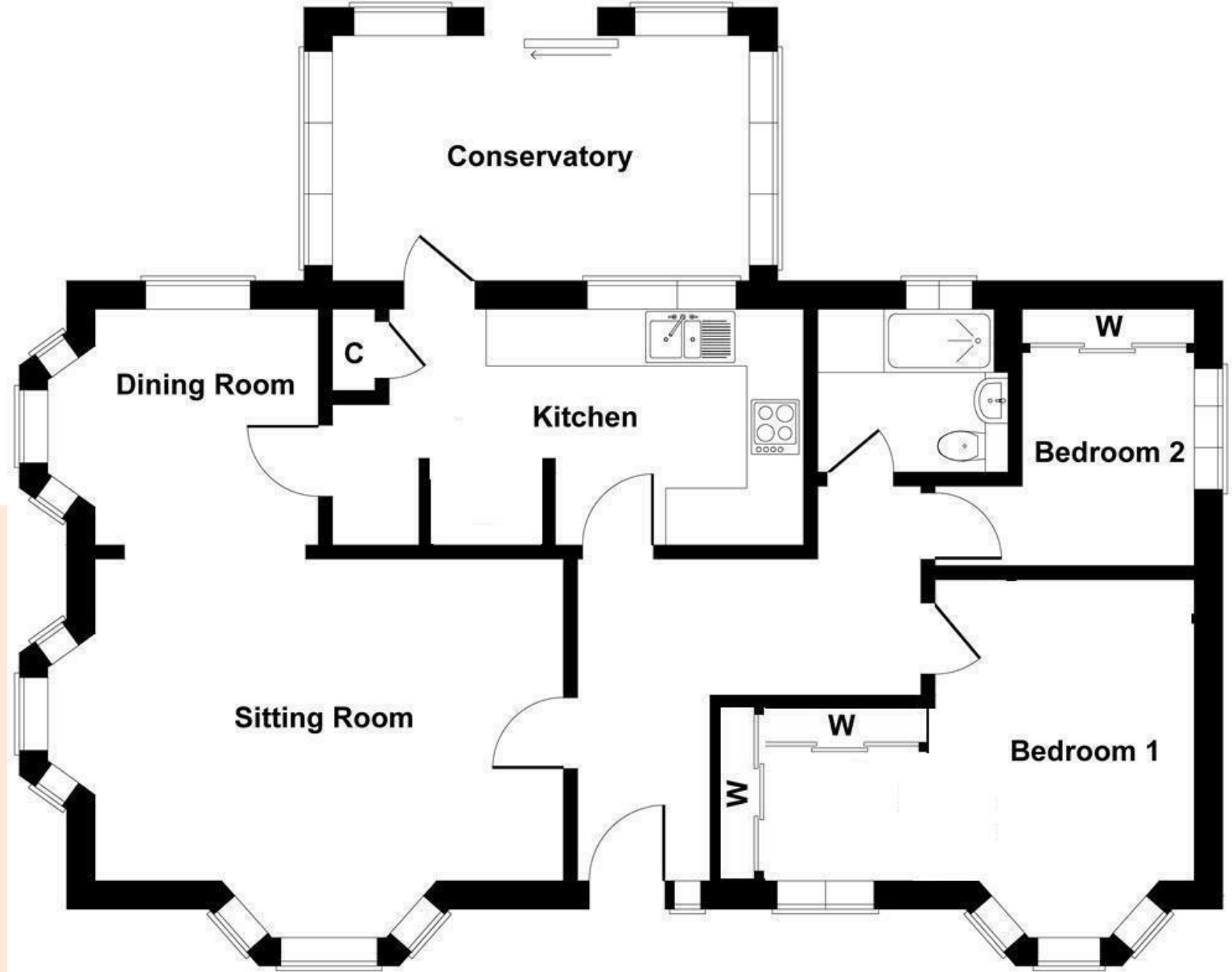
### Money Laundering Regulations

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

t: 01949839839  
 e: bingham@newtonfallowell.co.uk  
[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

Produced by Potterplans Ltd.

