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&L

13 Summer Way

Radcliffe-on-Trent | NG12 2AR | Guide Price £180,000

ROYSTON
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- Two Bedroom Park Home
- Lounge/Dining Room Overlooking The River
- Main Bedroom With Ensuite & Dressing Room
- Off Street Parking
- EPC Exempt - Leasehold
- Village Location Of Radcliffe-on-Trent
- Fully Fitted Kitchen With Integrated Appliances
- Garden Area With Views
- Over 50's Only
- Council Tax Band A





Royston & Lund are pleased to present this lovely two bedroom park home which was built in 2017 and is situated just a stones throw away from the banks of the River Trent in desirable village location of Radcliffe-on-Trent. The village is known for its scenic views, particularly from the cliffs overlooking the river. It has a variety of amenities including shops, schools, pubs and parks. Radcliffe-on-Trent also has good transport links, with a railway station providing easy access to Nottingham and Grantham.

The property comprises of a good-sized lounge/dining room with rear views over the river. The fully fitted kitchen includes a range of units and integrated appliances including fridge/freezer, oven, hob, dishwasher, washing machine and an extractor fan.

The main bedroom is complemented by a dressing room and an en-suite shower room/WC. Both bedrooms benefit from the main shower room/WC.

Outside, there is a low maintenance garden space which is ideal for garden furniture and also includes a shed which provides excellent storage for outdoor equipment. There is also the benefit of a driveway providing off-street parking.

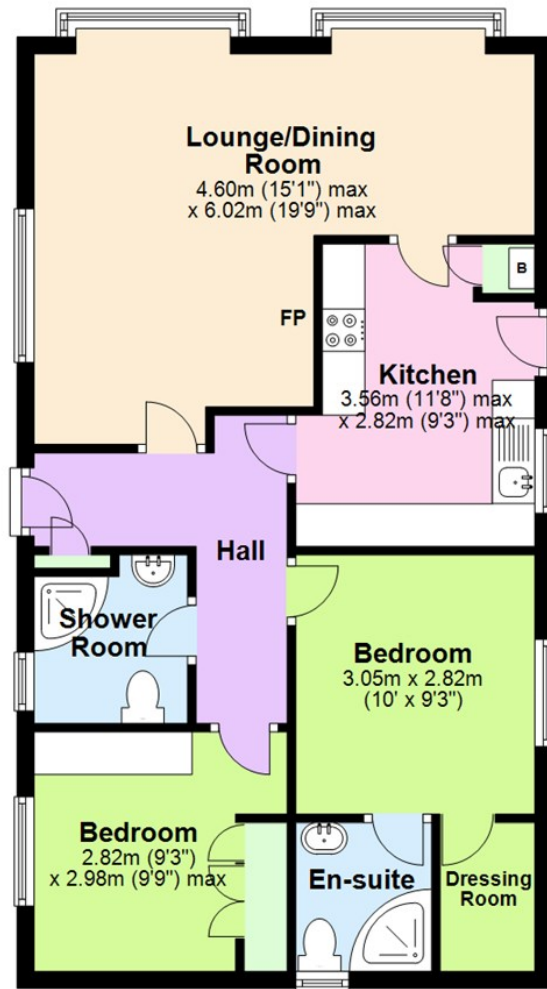
Further Info -

- Pitch Fee - TBC (Paid monthly via Direct Debit)
- Pitch fee is reviewed annually
- Water & Sewerage Charge - £39.48 (Billed monthly)
- Electricity billed quarterly as per usage (Admin charge per quarter £6)
- Additional car parking billed monthly, £15 charge per month for each additional car (first car free)
- Maximum number of people permitted to occupy the home: 3
- Over 50's only



Ground Floor

Approx. 63.9 sq. metres (688.0 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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