



Tollerton Lane

Tollerton | NG12 4GD | £40,000

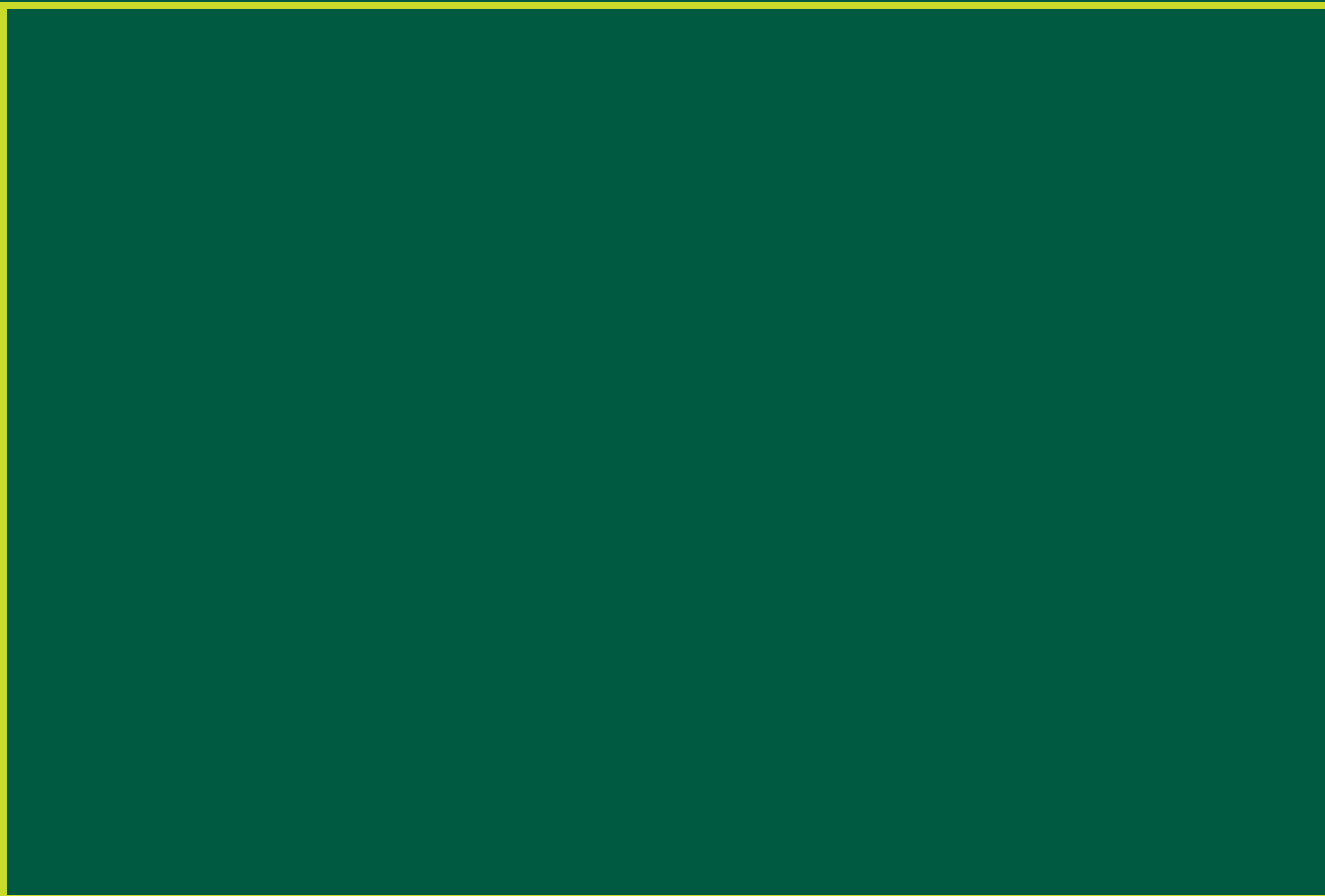
ROYSTON
& LUND

- Park Home
- Requires Modernisation and Refurbishment
- Popular Location
- NO EPC Required
- Council Tax A
- One Bedroom
- Site fee/pitch charge £175 per month
- Gated Entry to Site
- Viewing recommend
- No Upward Chain





Royston and Lund are pleased to bring to the market this one bedroom park home on the popular Tollerton Park, a pet friendly residential park home estate for the over 45's. The property offers scope to develop to your own taste and is sold with no upward chain to cash buyers only.



In brief the property comprises an entrance porch, kitchen and living area, a bathroom and a bedroom. To the rear of the property there is a south facing garden area.

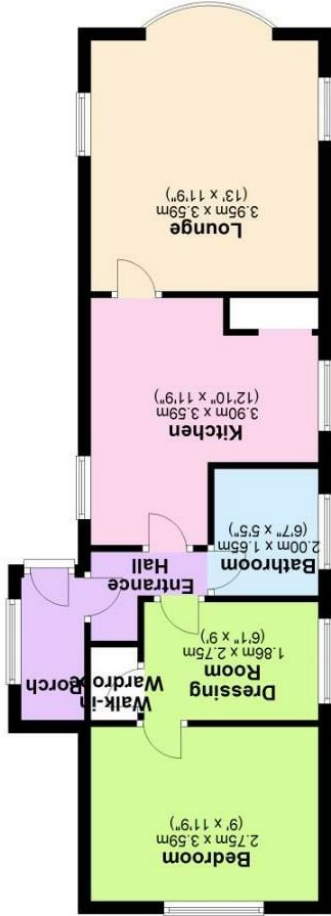
Ground Rent is £175 per month and includes the services of the, ground staff, security gates, CCTV, park lighting and maintenance of communal areas.

The buyer needs to be 45 years and over and you will need to be a cash buyer
Sell on fee by site management/owner set at a maximum of 10%

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.

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 Planip.

Total area: approx. 51.5 sq. metres (553.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(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	

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

