







23 Keys Park  
Peterborough  
PE1 4SL

Modern and spacious 2-bedroom park home for over 50s, featuring en-suite, walk-in wardrobes, private wrap-around garden, balcony, parking, and no forward chain—set in a popular, well-connected development.

• NO FORWARD CHAIN

• PARKING TO THE SIDE OF THE PROPERTY

• MAIN BEDROOM WITH DRESSING AREA

• SHOWER ROOM ENSUITE TO MAIN BEDROOM

• WALK IN DRESSING ROOM OFF THE SECOND BEDROOM

• OPEN PLAN L-SHAPED LIVING/DINING ROOM

• BALCONY AREA OFF THE LIVING ROOM SPACE

• MODERN FITTED KITCHEN

• STYLISH THREE-PIECE FAMILY BATHROOM

• OVER 50S PARK HOME DEVELOPMENT

Viewings: By appointment

£125,000

**HALLWAY**  
UPVC door to front, fitted carpet, store cupboard x2, access to:

**LIVING ROOM**  
10'8" x 15'7"  
UPVC double glazed window to front and side, fireplace, fitted carpet, radiator, L-shaped open to:

**DINING AREA**  
8'1" x 8'2"  
UPVC double glazed bay area with French doors leading to your enclosed balcony space, fitted carpet, radiator, open to:

**KITCHEN**  
11'4" x 7'10"  
UPVC double glazed single door and window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tiles, fitted appliances, fitted sink drainer.

**BEDROOM 1**  
8'8" x 9'2"  
UPVC double glazed window to front, fitted carpet, radiator, dressing area with x2 double fitted wardrobes.

**ENSUITE SHOWER ROOM**  
6'6" x 5'8"  
Obscure uPVC double glazed window to rear, three-piece suite with WC, wash hand basin in vanity unit with storage under, shower cubicle with tiled surround.

**BEDROOM 2**  
8" x 10'1" max  
UPVC double glazed window to rear, fitted carpet, radiator, walk-in wardrobe/dressing room.

**FAMILY BATHROOM**  
6'7" x 5'10"  
UPVC double glazed window to front, three piece suite with WC, wash hand basin in vanity unit with storage under, bath with shower screen, fitted shower and tiled surround.

**OUTSIDE**  
Externally, the home offers block-paved parking adjacent to the property, with additional and visitors' parking available on site. The wrap-around garden is mainly laid to lawn, with a private rear section enclosed by hedge borders. There is also an outbuilding for storage, an outside tap, and well-kept grounds.

**TENURE**  
Tenure: Virtual Freehold. Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information. There is a site fee of £234.94 per month.

**SURROUNDING AREA**  
Parnwell is a residential area close to local amenities including a superstore, public houses, doctor's surgeries, local shops, schooling and churches. Easy access to A1M, A47, A15 and City Centre. There is a regular bus route to the City Centre. Peterborough is a Cathedral City with good rail and road network links

**SERVICES**  
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.