



Ambleside Park, North Hykeham, Lincoln

Asking Price £85,000



Ambleside Park, North Hykeham,
Lincoln

Park home
2 Bedrooms, 1 Bathroom

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- Two Bedroom Park Home
- Open Plan Lounge Diner
- Shower Room
- Driveway Parking
- LPG Central Heating
- Prime Position on the Site
- Well Established Residential Park
- No Onward Chain
- FREEHOLD - COUNCIL TAX BAND A
- GROUND RENT - £277.04 PCM / EPC Rating - E



Two Bedroom Park Home situated within the well established Ambleside Park in North Hykeham. Comprising internally of an entrance hall, two bedrooms, primary bedroom with WC, shower room, kitchen and an open plan lounge diner. Driveway parking and low maintenance gardens. Visitor parking is located near to the entrance to the park. Sold with no onward chain.

North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

The agent hasn't been notified of any issues with

potential impact on the property. The agent has not seen sight of the title registration so the title is assumed as freehold only. We recommend buyers to seek legal advice and to carry out their own due diligence on this matter.

EPC Rating - E

Hallway

Lounge/Diner
19'7" x 19'1" (max measurements).

Kitchen
12'7" x 9'3"



Shower Room
6'10" x 5'5"

Bedroom
9'9" x 9'4"

Bedroom
14'9" x 9'4" (max measurements).

WC
3'10" x 3'8"

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Ground Rent
£277.04 per calendar month including water rates until the next review 1st May 2026.
This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.
Ground rents are reviewed annually and are payable upon the 1st of each month.

Agent Note

Under terms of the Mobile Homes Act, upon purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets and children on the site are subject to the site owners discretion.

Ambleside Park is a small privately owned, over 50's site open for year round residency.

Park homes do not require an Energy Performance Certificate (EPC).

ID/AML and source of funds checks

Please note our client is required to conduct ID/AML and source of funds checks for the properties we advertise.

Upon making an offer, should this offer be accepted, there will be a charge of £49+vat (£58.80incVAT) payable and taken by phone as part of your purchaser compliance call before a memorandum of sale can be issued.

Draft Particulars

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

Ground Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon or for scale or accuracy.
Plan produced using PlanUp.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.