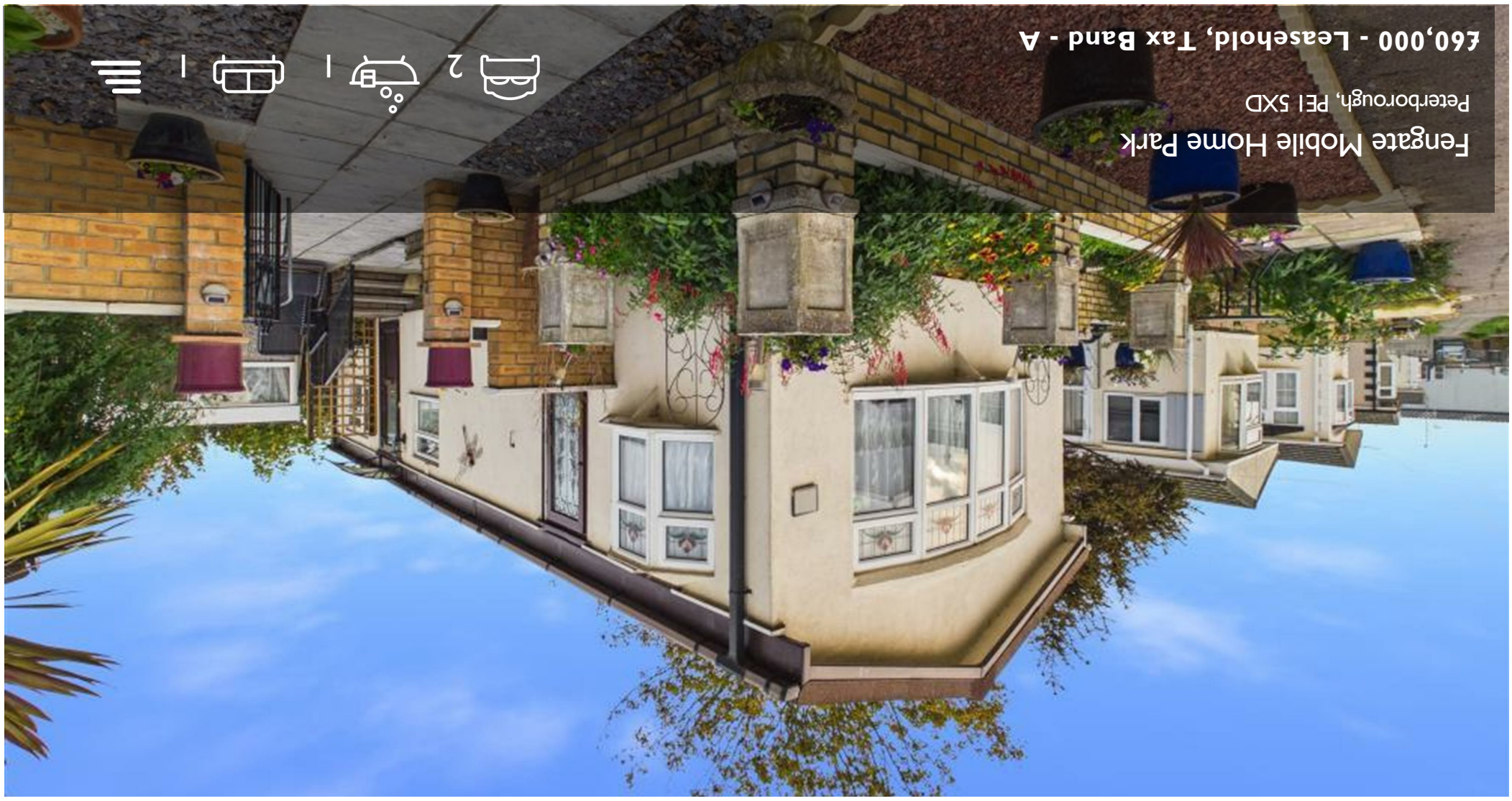


Fengate Mobile Home Park

Peterborough, PE1 5XD

£60,000 - Leasehold, Tax Band - A

2 | | |

Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Fengate Mobile Home Park

Peterborough, PE1 5XD

Situated within Fengate Mobile Home Park, this well presented two bedroom park home offers comfortable and convenient accommodation in a central location, ideally suited to those aged over 50. The property benefits from a kitchen/diner, an additional living room, a private garden with two useful storage sheds and communal parking. Conveniently positioned close to a range of local amenities, the property is offered for sale with no forward chain, with a virtual tour also available.

The accommodation provides a welcoming living environment, with a separate living room offering a comfortable space to relax, alongside a kitchen/diner which provides ample room for everyday dining and meal preparation. There are two bedrooms, offering flexibility for visiting family, guests or additional storage, together with the usual facilities expected of a home of this nature. Outside, the property enjoys its own private garden, providing a pleasant space to sit and enjoy the outdoors, complemented by two useful storage sheds. Communal parking is available within the development. Fengate Mobile Home Park is conveniently located close to local shops, amenities and everyday facilities, making it an appealing choice for those looking to enjoy the convenience of central living within an over 50s community. Offered with no forward chain, early viewing is recommended.

Entrance Hall
0.69 x 1.82 (2'3" x 5'11")

Living Room
3.46 x 3.56 (11'4" x 11'8")

Kitchen Diner
3.88 x 3.55 (12'8" x 11'7")

Master Bedroom
2.36 x 3.04 (7'8" x 9'11")

Wet Room
1.93 x 1.62 (6'3" x 5'3")

Bedroom Two
1.51 x 2.18 (4'11" x 7'1")

EPC - Exempt

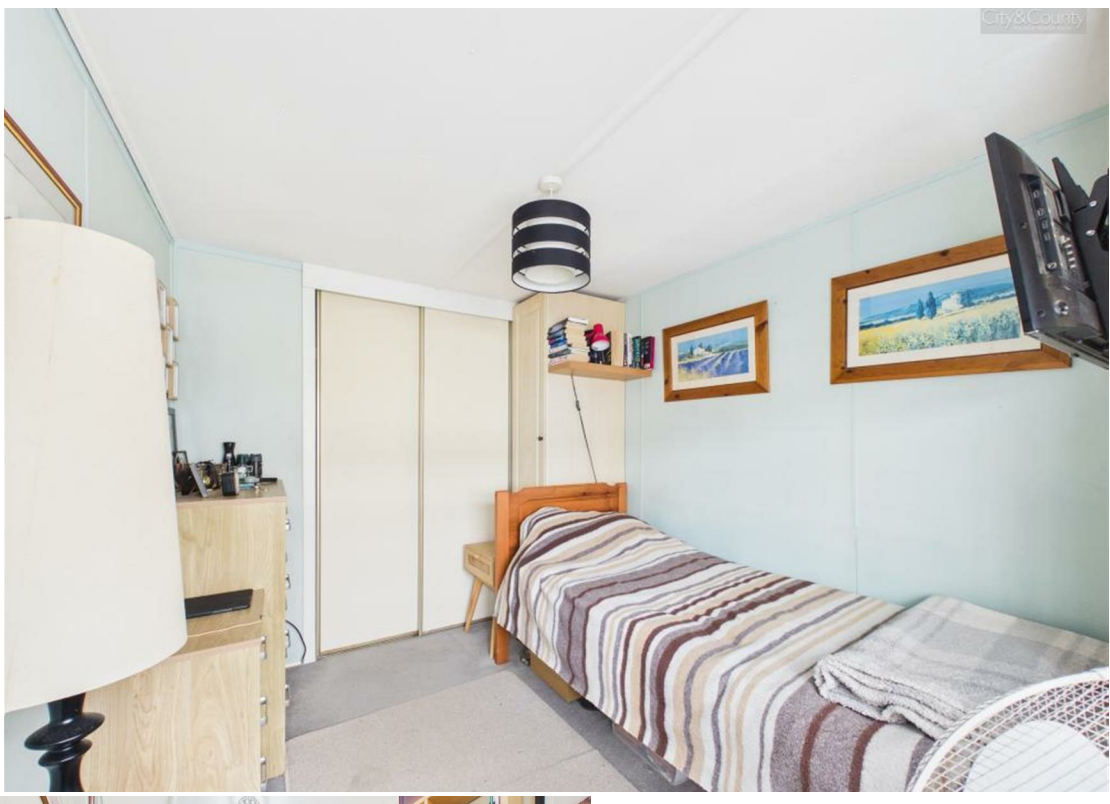
Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.
Ground rent and service charge - £2100 per annum



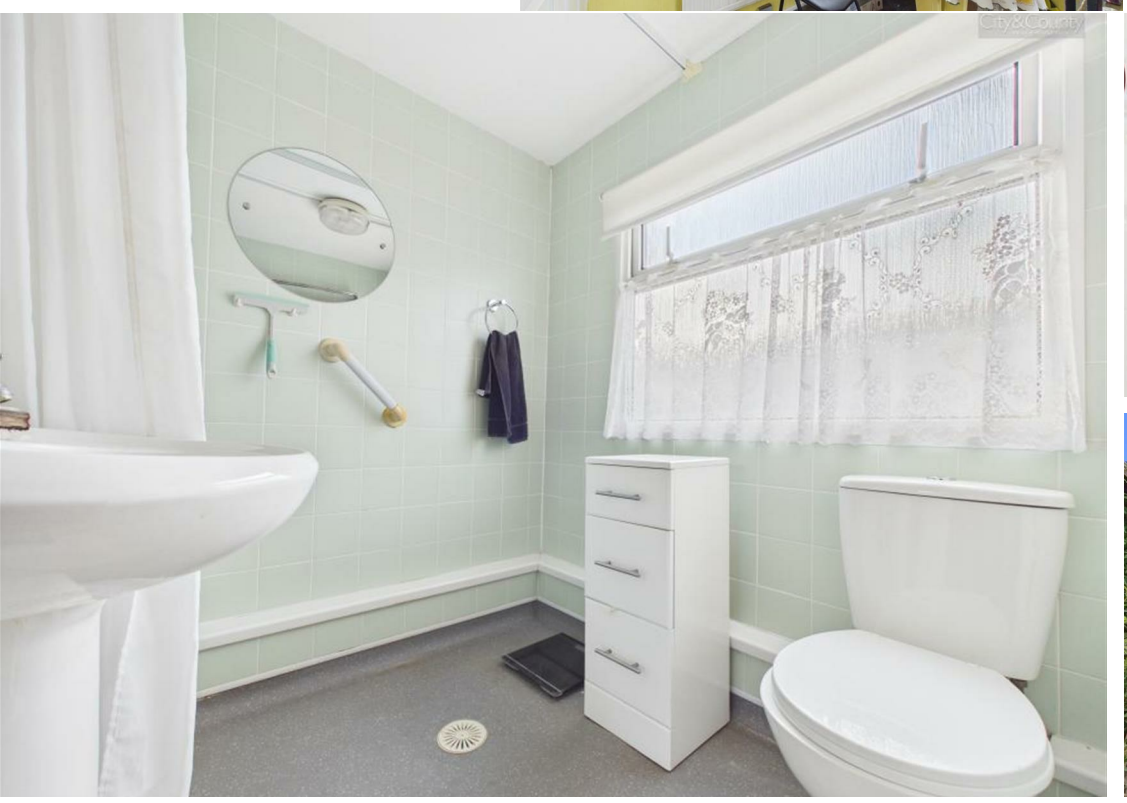




















IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Level Access, Level Access Shower, Wet Room
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): Yes
Listed building: No
Permitted development: No
Holiday home rental: Yes
Restrictive covenant: No
Business from property NOT allowed: Yes
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Lpg
Internet connection: Cable
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL