



Barton Broads Park, Barton-upon-Humber

£70,000



  
lovelle



## KEY FEATURES

- **\*\*NO CHAIN\*\***
- Total Floor Area:- 38 Square Metres
- Over 50's Site
- Kitchen Diner
- Living Room
- Two Bedrooms
- Shower Room
- Close to Public Transport Links
- Private Access to The Nature Reserve
- Allocated Parking
- EPC rating Exempt

## DESCRIPTION

**\*\*NO CHAIN\*\***

Barton Broads is an exclusive development of contemporary park homes for people over 50 years of age. Private access to the surrounding nature reserve and minutes walk away from local amenities and transport links.

This home comprises of two bedrooms and a shower room. Further on there is a generous kitchen diner with open plan living room.

Perfect for someone looking to escape the busy city lifestyle.

Do not hesitate and book a viewing today!



## PARTICULARS OF SALE

### ENTRANCE

**0.85m x 3.48m (2'10" x 11'5")**

Entered through a half glazed UPVC door into the hallway. Doors to all principal rooms.

### OPEN PLAN:

**3.36m x 5.62m (11'0" x 18'5")**

### KITCHEN

Range of wall and base units with contrasting work surfaces and upstands. Inset electric oven and a four ring gas hob with extraction canopy over. Integral fridge freezer and plumbing for a washing machine. Stainless steel sink and drainer with a swan neck mixer tap.

Window to the side elevation.

### LIVING ROOM

Bright room with a feature Adam style electric fireplace. Dual aspect with bow bay window to the front elevation and sliding patio doors to the side elevation.

### BEDROOM ONE

**3.34m x 2.53m (11'0" x 8'4")**

Range of fitted bedroom furniture incorporating a wardrobe, bedside tables and a chest of drawers.

Window to the side elevation.

### BEDROOM TWO

**2.39m x 1.72m (7'10" x 5'7")**

Fitted bedroom furniture incorporating a wardrobe and a bedside table.

Window to the side elevation.

### SHOWER ROOM

**2.39m x 1.71m (7'10" x 5'7")**

Three piece suite incorporating a shower cubicle with a shower over, push button WC and a vanity wash hand basin.

Decorative tiles to the wet areas and a window to the side elevation.



### OUTSIDE THE PROPERTY:

Fully laid to gravel with a driveway offering off-street parking. Storage shed.

### SERVICE CHARGE

Currently The Pitch Fee is estimated at £2294.04 which equates to £191.17 per month. Reviewed annually.

## **LOCATION**

Barton-upon-Humber is a highly regarded historic market town with Primary and Senior schools, quaint shops, supermarkets, stylish restaurants, cosy pubs, charming coffee shops and two petrol stations. It benefits from numerous recreational facilities and is surrounded by open countryside. The distinctive Churches, library, wildlife reserves and popular museums allow you to enjoy peace and tranquillity whilst the shopping and nightlife of neighbouring towns means you are never far away from a faster pace of life!

## **BROADBAND TYPE**

Standard - 16 Mbps (download speed), 1 Mbps (upload speed),  
Superfast - 61 Mbps (download speed), 11 Mbps (upload speed).

## **MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Good,  
Available - O2, Vodafone, Three, EE.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

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## TENURE

The tenure of this property is Leasehold.

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## LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

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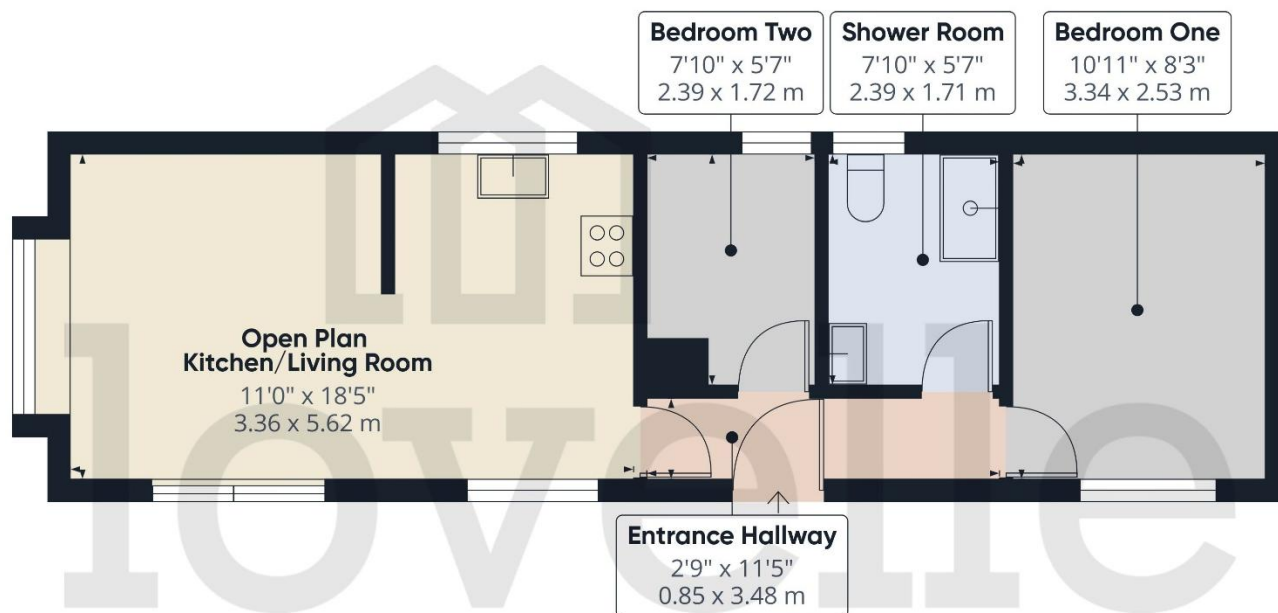
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