

Riverside Park Mill Lane, Meadowbank Winsford CW7 2PN

swetenhams

welcome to

Riverside Park Mill Lane, Meadowbank Winsford

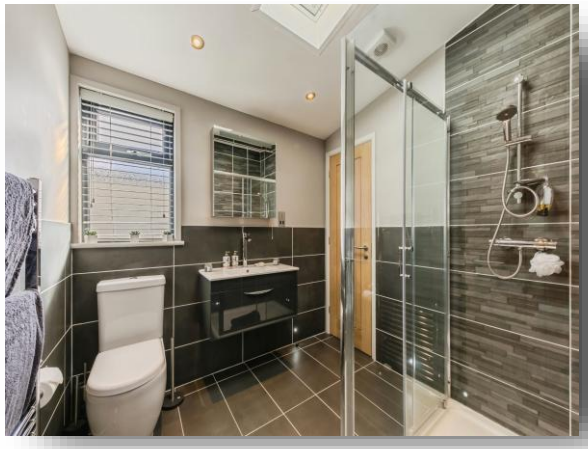
Beautifully presented park home for the over-50s, enjoying stunning countryside views, spacious open-plan living, two en-suite bedrooms, and a large, decked balcony in a peaceful riverside setting.



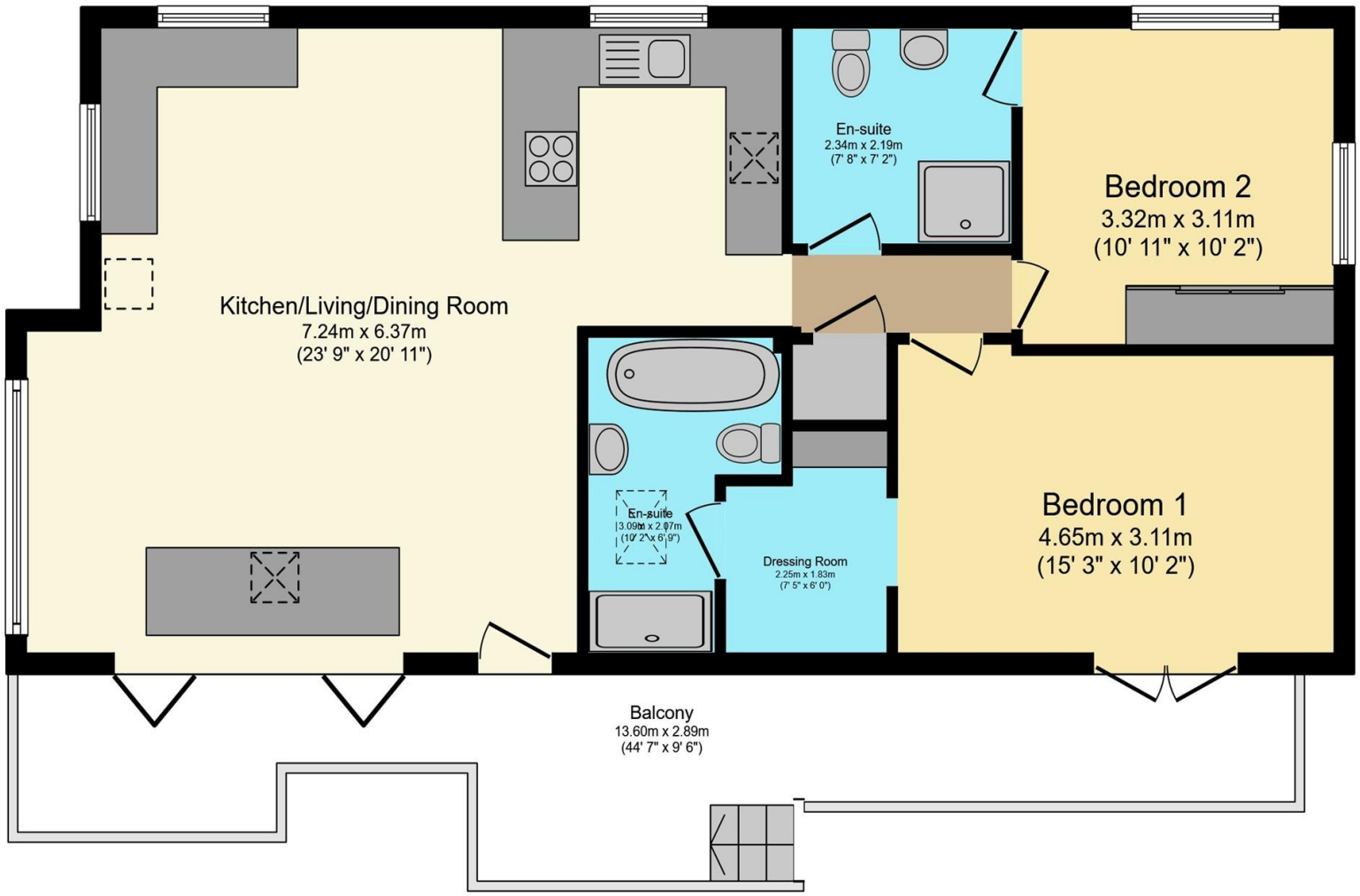












Total floor area 85.4 m² (919 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Agents Note

The sellers advise that they pay £3262.44 per annum as a contribution towards upkeep.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owner's commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen/ Living/ Dining Room

23' 9" x 20' 11" (7.24m x 6.38m)

Primary Bedroom

15' 3" x 10' 2" (4.65m x 3.10m)

En-Suite

10' 2" x 6' 9" (3.10m x 2.06m)

Dressing Room

7' 5" x 6' (2.26m x 1.83m)

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Jack And Jill En-Suite

7' 8" x 7' 2" (2.34m x 2.18m)

External

The property offers private parking, low-maintenance gardens and a substantial decked seating area, ideal for enjoying the picturesque views and watching the changing seasons

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- Stunning Park home for the over-50s
- Decked balcony
- Modern kitchen with island
- Principal en-suite & dressing room
- Stunning valley views

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£325,000









Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF109051

The Property Ombudsman

Property Ref:
WSF109051 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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