**Silverhill Holiday Park Lutton Gowts,Lutton Spalding PE12 9LQ**

william
h brown

***welcome to***

## Silverhill Holiday Park Lutton Gowts,Lutton Spalding

Three bedroom Park Home on semi-rural site, BARRIER ACCESS IN AND OUT. Open plan kitchen lounge. Family shower room & cloakroom. Off Road Parking for one car. Close to the market town of Long Sutton which offers local amenities, cafes and a regular bus service.

**Holiday Home**
Holiday Home in Semi Rural Location. Silverhill is a security gated site located in the semi rural location of Lutton Gowts on the outskirts of Long Sutton. Viewing is strictly by appointment only

**Open Plan Lounge/Kitchen/Diner**
19' 8" x 12' ( 5.99m x 3.66m )
having range of units at wall and base level with single bowl stainless steel sink. Integrated electric oven, grill 4 ring gas hob and fridge.

**Cloakroom**
having low level WC and wash hand basin.

**Bedroom 1**
9' 7" x 6' 6" ( 2.92m x 1.98m )
having fitted wardrobe, cupboards and dressing table.

**Bedroom 2**
7' 11" x 5' 8" ( 2.41m x 1.73m )
having fitted wardrobe and cupboard.

**Bedroom 3**
7' 1" x 5' 2" ( 2.16m x 1.57m )
having fitted wardrobe and cupboards.

**Shower Room**
having shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Extractor fan.

**Outside**
the site is accessed through a security barrier. With side decking and seating area. Metal shed and parking for one car.

**Agents Note**
The site is for holiday use and owned by Pure Leisure. The property cannot be used as a main residence

**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.

**Agents Note**
The vendor has informed us that there is 3 years left on the lease.

## Silverhill Holiday Park Lutton Gowts, Lutton Spalding

- THREE BEDROOM HOLIDAY HOME IN A SEMI RURAL LOCATION
- NORFOLK AND CAMBRIDGE A SHORT DRIVE AWAY
- GARDEN & OFF ROAD PARKING
- OPEN PLAN KITCHEN & LOUNGE DINING AREA
- NO CHAIN

Tenure: Leasehold EPC Rating: Exempt
Service Charge: 59.06
Ground Rent: 3148.80

This is a Leasehold property with details as follows; Term of Lease 3 years from 31 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £17,000

Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/LST107736

The Property Ombudsman

Property Ref:
LST107736 - 0008

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.

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