



**48 Kingsmead Park Bedford Road, Rushden
Northamptonshire NN10 0NH
Price £24,500 Leasehold**

Located on the ever popular Kingsmead Park development on the South side of the town, close to Jubilee Park Grounds, we are delighted to market this compact, one bedroom Park Home with wrap around gardens. The complex is exclusive to the age group 50 and over only and has a bus stop at the entrance of the Park, providing access to all local amenities. Offered for sale with no onward chain and well priced to sell quickly.

- No Onward Chain
- Close To Jubilee Park
- Sought After Park Home Complex
- Wrap Around Garden
- PVC double glazing and gas radiator central heating
- Exclusive Over 50's Complex
- Local Bus Service Into Town
- One Bedroom
- Potential For Off-Road Parking
- Energy Efficiency Rating - Property Exempt

Location

Kingsmead Park can be found off Bedford Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - Property Exempt

Certificate number - Property Exempt

Ground Rent

We are advised that the ground rent/site fee/monthly pitch fee to Turner Homes is £197.45 per month. Which equates to £2,369.40 per annum.

Additional Information

Supplied to Mike Neville Estate Agents by the Turners Park Group:

The monthly pitch fee is £197.45 and the yearly increase takes affect from the 1st of the January each year.

Clean water, sewerage and gas are paid directly to the suppliers. Electricity is recharged by us, the Park Operators, on a quarterly basis, to the vendors/property owners. The quarterly electric charge is dependent on usage for each property.

Park Homes are neither leasehold or freehold; there is a right for the home to be stationed upon our land in perpetuity (forever). (When buying a park home, you purchase the physical property and lease the land it sits on in perpetuity. This tenure is known as "Virtual Freehold" and means most high street mortgage lenders would be unable to offer you a mortgage to buy a park home. However, finance can be available. If you do require finance to purchase your new home, this is available through specialist finance companies).

The Park is strictly for the age group of over 50's and there are Park rules which all prospective residents will need to adhere to.

You are not allowed to let out the Park Home, this has to be the owners' main residency in the UK.

Pets - we allow 1 Dog and 1 Cat per property.

We are entitled to 10% of the sale price as commission which is due from the purchaser. (ie if the property is sold for £25,000 the prospective purchaser would pay 90% of this figure (£22,500) to the vendors and 10% of this figure (£2,500) to the Turners Park Group.

Accommodation

Hall

Living Room 11'3" x 9'10" (3.44m x 2.99m)

Kitchen 10'6" x 9'10" (3.21m x 2.99m)

Maximum measurement.

Small range of base, wall and drawer units.

Space for freestanding cooker.

Space for further under worktop white good.

Modern wall mounted gas fired Vaillant combination boiler.

Bedroom 1 7'0" x 7'10" (2.13m x 2.38m)

Minimum measurement, plus built in wardrobes.

Shower Room

Modern white suite comprising separate shower cubicle, pedestal wash hand basin and low flush wc.

Outside

Potential Off Road Parking

Subject to site approval.

Wrap around gardens

Featuring a mix of hardstanding, gravel, and lawned areas, to all sides of the home.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

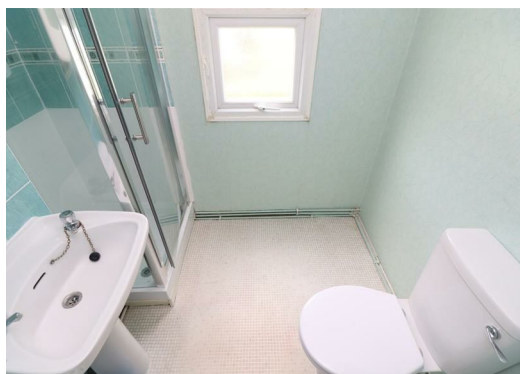
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 37.1 sq. metres (399.1 sq. feet)