



Riverside Park Mill Lane, Meadowbank Winsford CW7 2PN

welcome to

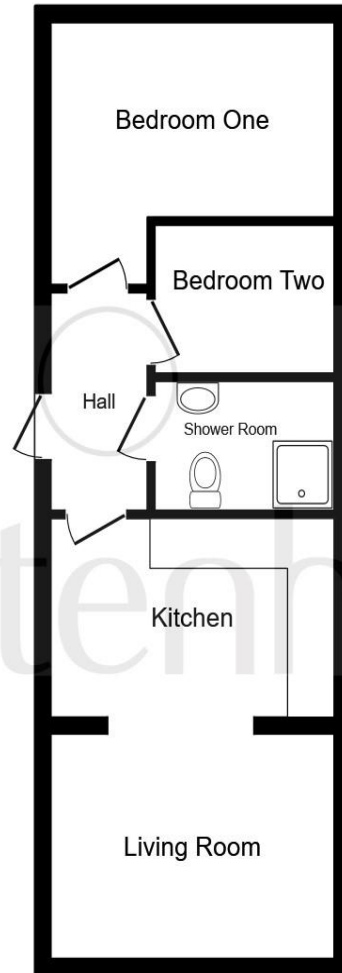
Riverside Park Mill Lane, Meadowbank Winsford

Swetenhams are pleased to bring to the market this prominently positioned two bedroom park home. The property is situated on a fully residential, all year-round family run park, in a tranquil part of the outskirts of Winsford, perfect for anyone looking to get closer to nature. The park home is a gated community and located close to transport links and local riverside walking routes. Early viewing is highly recommended in order to avoid disappointment.

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.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





Hallway

Kitchen

7' 9" x 9' (2.36m x 2.74m)

Lounge

9' 7" x 9' (2.92m x 2.74m)

Bedroom One

7' 8" x 9' (2.34m x 2.74m)

Bedroom Two

6' 9" x 5' 10" (2.06m x 1.78m)

Bathroom

External

Driveway parking.

Agent Note

The property has a monthly service charge of £304 which is reviewed every January.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Riverside Park Mill Lane, Meadowbank Winsford

- Two Bedrooms
- Countryside River Walks
- Full Resident Association
- Gated Community
- Buyers Must Be Over 55 Years Old

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.

£85,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108787



Property Ref:
WSF108787 - 0015

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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