



Connells

Capel Gardens
Ruckinge Ashford

Capel Gardens Ruckinge Ashford TN26 2EJ

for sale offers over
£240,000



Property Description

Connells are delighted to present to the market this two bedroom park home on the desirable Capel Gardens site in Ruckinge just on the outskirts of Ashford.

Although the park is for holiday homes you are currently able to reside on site for 12 months a year. A development exclusively for over 50's.

This home will offer the lucky new owner a truly peaceful lifestyle.

This home will be coming to the market offering two double bedrooms with the main bedroom offering an en-suite, an open plan kitchen/dining area complete with a large island in the middle - perfect for hosting. The triple aspect lounge runs from front to back and is of a fantastic size - perfect for all the family. The family bathroom is akin to something you'd find in a 5 star hotel and really does give this home the WOW factor.

For your chance to view, please call the sole agent Connells now!

Lounge

19' 4" x 11' 6" (5.89m x 3.51m)

Kitchen

16' 1" x 12' 6" (4.90m x 3.81m)

Dining Area

9' 8" x 6' 8" (2.95m x 2.03m)

Bedroom 1

10' x 9' 6" (3.05m x 2.90m)

En-Suite

6' 5" x 4' 9" (1.96m x 1.45m)

Bedroom 2

10' 7" x 9' 5" (3.23m x 2.87m)

Bathroom

10' 2" x 9' 4" (3.10m x 2.84m)

Agents Note

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to

follow a set procedure when completing the process and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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77 High Street
 ASHFORD TN24 8SF

EPC Rating: Exempt
 Council Tax Band: A

view this property online connells.co.uk/Property/ASH406354

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.



Tenure:



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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