



**Oliver  
Minton**  
*Village & Rural Homes*

**PART EXCHANGE  
CONSIDERED...**



**28 Appleacre Park, London Road, Fowlmere, Cambs SG8 7RU**

Guide Price

**£319,995**

**Council Tax Band: A**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

**Oliver Minton Village & Rural Homes** are delighted to offer this superb, bespoke designed 50' x 20' Omar Heritage park home with approximately 6 years remaining of the 10 year 'Gold Shield' warranty. Apppleacre Park, on the fringes of Fowlmere village, is an exclusively residential park for the over 45's, approached via electric gates and is just 9 miles from Cambridge and a short drive from Duxford Imperial War Museum. Call 01920 822999 for more information and an appointment to view.

**Entrance Lobby & Hallway** uPVC double glazed front door. Ceramic tiled floor. Radiator. Inset ceiling lights. L-shaped, with high ceiling.

**Luxury Bathroom** - 2.36m x 2.36m (7'9" x 7'9") Stylish bathroom with white suite comprising free-standing bath with shower attachment, hand basin upstand with storage drawers below. Chrome designer heated towel rail. Double glazed obscure window. Ceramic tiled floor. Inset ceiling lights.

**Bedroom One** - 5.69m max including dressing area & en-suite x 2.97m in bedroom area (18'8" x 9'9") Double glazed bow window. High ceiling with double glazed skylight in dressing area. Radiator. Fitted storage/linen cupboard. Range of fitted mirror-fronted double wardrobes in dressing area. Door to:

**En-Suite Shower Room** - 2.06m x 1.96m (6'9" x 6'5") Luxury suite comprising white WC and upstand hand basin with storage drawers below. Large glazed shower cubicle. uPVC double glazed obscure window. Chrome contemporary heated towel rail. Ceramic tiled floor and complementary tiled walls.

**Bedroom Two** - 2.74m x 2.51m (9'0" x 8'3") uPVC double glazed bow window. Radiator. Fitted wardrobes and storage cupboards above and either side of double bed recess. Inset ceiling lights.

**Superb open-plan Kitchen/Diner** - 5.69m x 3.15m (18'8" x 10'4") Attractive range of fitted wall, base and drawer units with quartz work surfaces incorporating inset enamel sink. Integrated dishwasher, microwave and washer/dryer. uPVC double glazed French doors and double glazed windows. Premium branded 'Smeg' range cooker with 5-ring hob, extractor chimney hood and triple ovens. 'Smeg' American style fridge-freezer. Full-height pull out larder units and an integrated wine rack. High vaulted ceiling with 2 double glazed 'Velux' windows. 2 uPVC double glazed windows to side. Fitted dresser unit in Dining Area with matching storage units.

**Utility Room** - 2.79m x 1.73m (9'2" x 5'8") uPVC double glazed door to side. Work surfaces incorporating sink unit. Fitted wall and base units and storage cupboards. Integrated 'Hoover' washing machine. Integrated microwave. Cupboard housing oil fired boiler.



**Lounge** - 5.59m x 3.23m (18'4" x 10'7")

Dual aspect uPVC double glazed windows. 2 radiators. Wall-mounted air conditioning unit. High ceiling. Feature electric fireplace.

### **Outside**

There are electric security gates at the entrance and exit to Appleacre Park.

### **Driveway**

Brick paved driveway with parking space for 2-3 cars.

### **Enclosed Garden**

Fully enclosed with paneled fencing, mainly paved with artificial lawn. Storage shed. Outside power points and water tap. Side access gates.

### **Agents Notes**

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. As a park home owner, while you would own the park home outright, you sign an agreement with the site owner and pay a pitch fee/service charge for the land that the park home sits on and any outside space e.g. Driveway/Garden. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying. - The site agreement is for a period of 70 years from April 2020. - The service charge for Plot 28 is £2508 per annum (£209pcm) fixed until 1st January 2027, when it will be increased in line with the CPI%. - The park home has full time residential usage and can be your primary home. - No stamp duty is payable for park homes. - The Council Tax band is Band A - Age Restriction: Over 45's - 10% of the sale price is payable to the Park Owners when a park home is sold.

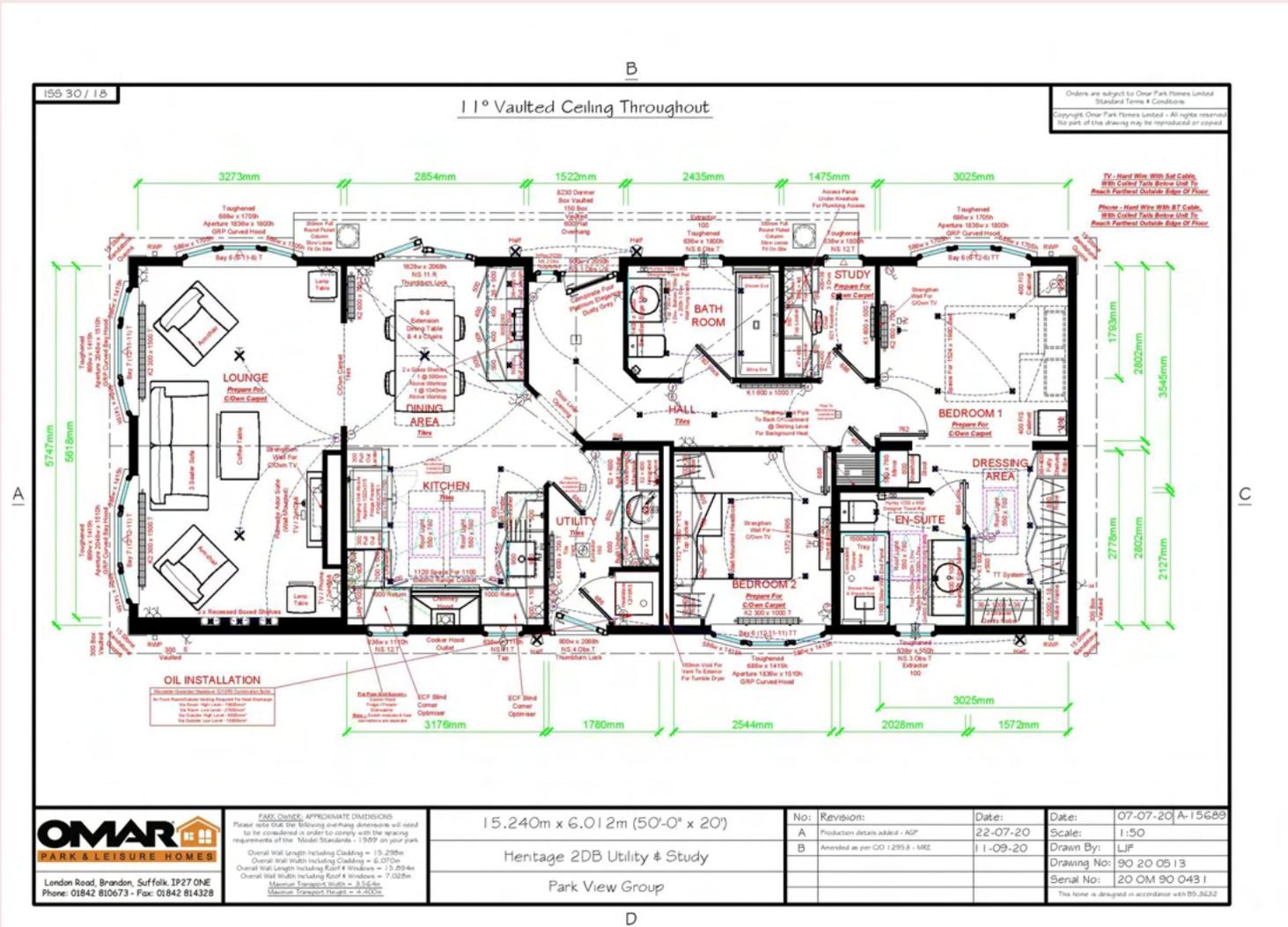
There is mains electricity, mains drainage, oil central heating to radiators and metered water, billed quarterly. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

**A PART EXCHANGE WILL BE CONSIDERED BY THE OWNER - please ask for more details....**





**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



## Viewing Arrangements:

Oliver Minton PUCKERIDGE OFFICE

Tel: 01920 822999

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**MORTGAGE ADVICE** - Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

