



Riverside Park, New River Bank, Littleport CB7 4TA

welcome to

Riverside Park, New River Bank, Littleport Ely

A modern park home situated on a secure park home site in the village of Littleport with two bedrooms, both with en-suite facilities and dressing rooms, open plan living, central heating and double glazing - no onward chain.

Entrance Hall/Utility

With a fitted range of base units with work surfaces to one side, matching wall units, storage cupboard, radiator, extractor, double glazed window to front and door to:

Kitchen/Dining/Living Room

Kitchen Area:

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, freestanding range style oven with extractor over, integrated slimline dishwasher, freestanding fridge/freezer, integrated microwave and wine cooler, double glazed window to front aspect, open plan to:

Dining Area:

With radiator, double glazed window to front aspect, full height double glazed window to side aspect and open plan to:

Living Room:

With radiator, feature fire place, double glazed window to rear aspect and sliding patio doors to terrace.



Inner Hallway

With radiator, storage cupboard and doors to:

Bedroom One

With radiator, fitted bedroom furniture, double glazed window to front aspect, door to walk in wardrobe and door to:

En-Suite Shower Room

Fitted with a modern suite comprising corner shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator, extractor and double glazed window to front.





Bedroom Two

With radiator, double glazed window to rear aspect , door to:

Dressing Room

With fitted wardrobes and drawers, door to:

Bathroom

Fitted with a modern suite comprising panel enclosed bath with mixer tap, shower attachment and glass shower screen, low level w.c, vanity wash hand basin with mixer tap over and storage cupboards beneath, towel ladder radiator, extractor, double glazed window to rear and door returning to inner hall.

Outside

The park home as a decked terrace area laid to artificial grass and a parking space.

Agents Notes

1. Agents Note. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk).

2. The annual ground rent is £4500 per annum.

3. 12-month all year round access, but you must be registered for council tax at your main residence.. Please speak to the branch for further information.

4. 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.



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welcome to

Riverside Park, New River Bank, Littleport

- Modern Park Home
- Two Bedrooms
- Two En-suite Facilities
- Open Plan Kitchen/Living/Dining Room
- Terrace

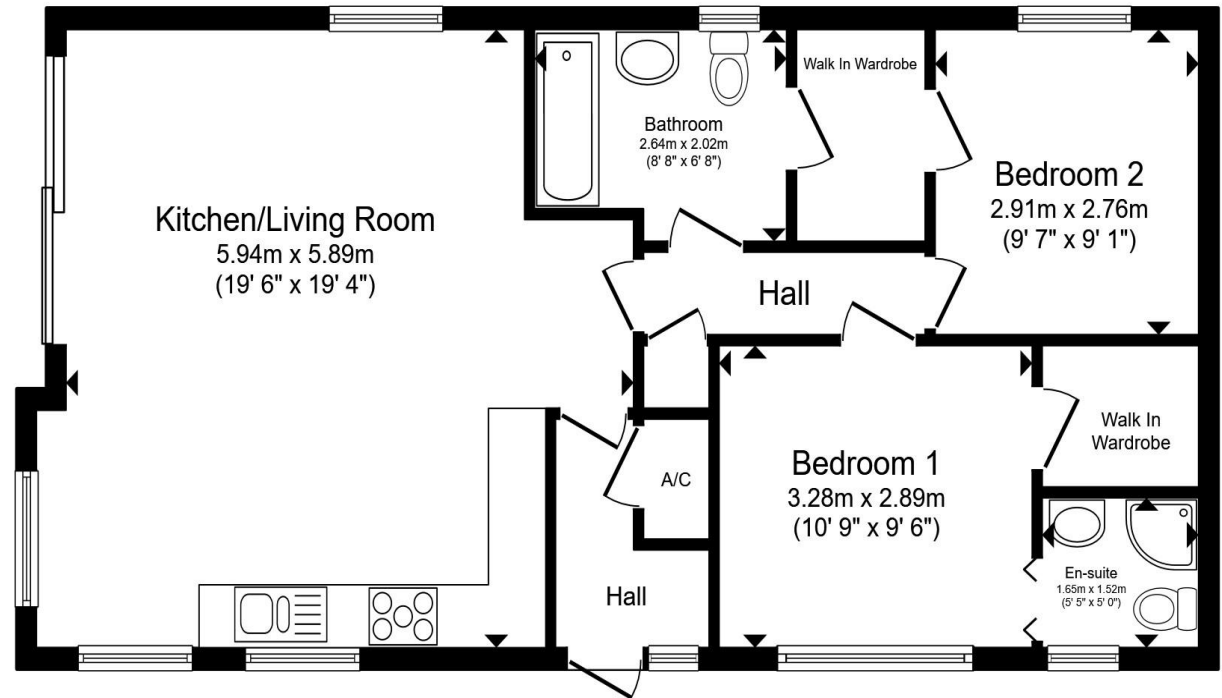
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



Total floor area 70.5 m² (759 sq.ft.) approx

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.propertybox.io


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Property Ref:

ELY110430 - 0003

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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