
Sinclair
36 St. Christophers Park St. Christophers Road, Ellistown
£79,950

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Ellistown

A TWO BEDROOM PARK HOME on an OVER 55’S development within the village of Ellistown. The property comprises a contemporary open plan living kitchen, two bedrooms and a modern shower room. Externally, the property benefits from a side and rear garden and communal parking on site.

Council Tax band: A

- Two Bedrooms
- Three Piece Shower Room
- Open Plan Living Kitchen Diner
- Gardens To Side & Rear
- Communal Parking
- Over 55's Development







Entrance Hall
Having uPVC front access door and carpeted flooring.

Shower Room
Having three piece suite comprising shower unit, dual flush w.c, vanity wash hand basin, chrome heated towel rail, grey wood panel effect vinyl flooring, ceiling spot lights, coving and extractor fan.

Bedroom
10' 0" x 7' 5" (3.05m x 2.26m)
Having built in double wardrobe with hanging and shelving storage, double glazed window, radiator, ceiling spot lights, coving and dimmer light switch control.

Bedroom
8' 0" x 5' 10" (2.44m x 1.78m)
Having built in single wardrobe with hanging rail, radiator and double glazed window.

Open Plan Living Kitchen
23' 0" x 12' 0" (7.01m x 3.66m)

Kitchen Area
Having a range of base and wall units, integrated single oven and grill, four ring hob with extractor fan with glass splash back, stainless steel sink and drainer with mixer tap, space for washing machine, space for fridge freezer, breakfast bar, two double glazed windows to side.

Living Area
Having double glazed French doors and double glazed window to side, coving, radiator, ceiling spot lights, curtains and blinds.

CHARGES
The ground rent for this park home is £160.00 4 weekly.







GARDEN

The garden is to the side and rear being mostly laid to lawn with a paved pathway and steps up to the property along with a composite garden shed.

Communal Parking

Located on site.

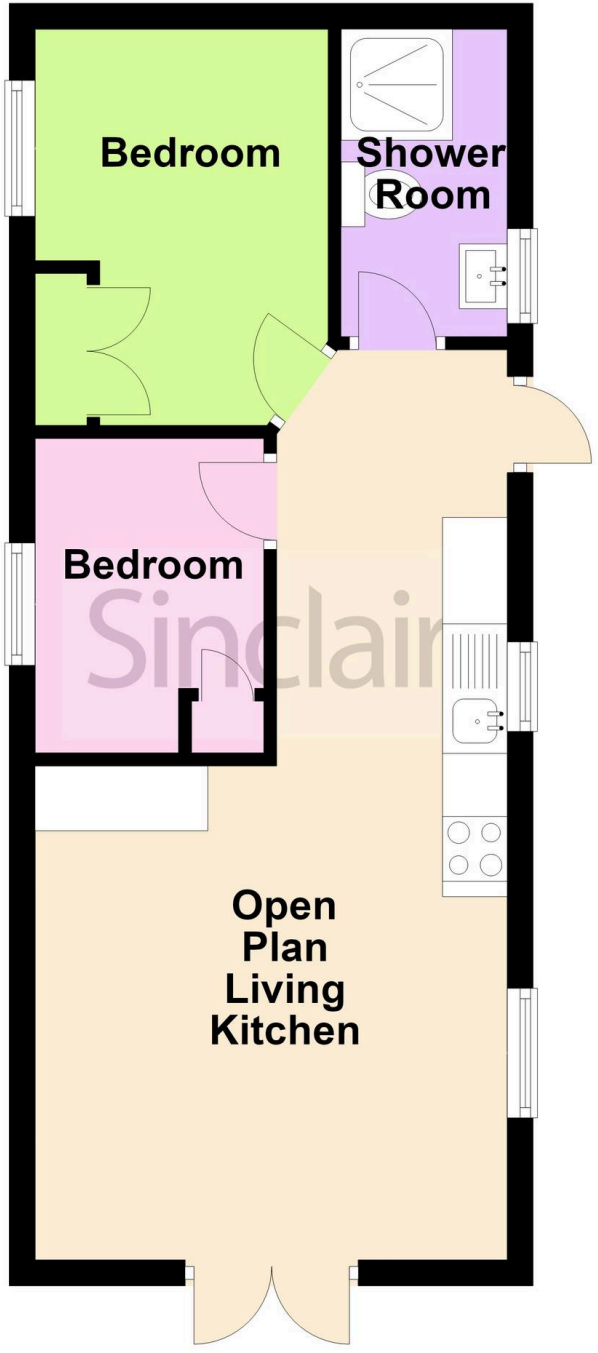






Ground Floor

Approx. 34.7 sq. metres (373.0 sq. feet)





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