



Connells

Hill Top Park
Princethorpe Rugby

Hill Top Park Princethorpe Rugby CV23 9PW

for sale offers in the region of
£175,000



Property Description

NO ONWARD CHAIN

Connells are pleased to bring to market this impressive two bedroom park home in Hill Top Park in Princethorpe, Rugby. The park home in brief comprises of; entrance, spacious lounge/dining room, kitchen, two bedrooms, and bathroom. Externally, there is a wrap around garden area, beautiful field views and allocated parking.

Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Agents Notes

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 owners 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)

Charges

Monthly pitch fee = £249.48.

Entrance

Entrance space with a built in storage cupboard and loft hatch providing loft access.

Lounge/Dining Room

A spacious open plan lounge/dining room featuring a fireplace, and double doors allowing for lovely views of the idyllic field.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven with an extractor fan, plus additional space for a fridge freezer, dish washer and washing machine.

Bedroom One

The principle bedrooms features a built in wardrobe.

Bedroom Two

Featuring space for a wardrobe.

Bathroom

With a built in bath and shower over, low level WC, and sink.

Garden

The park home has a well maintained wrap around garden, and is surrounded by field views.

Parking

This park home comes with allocated parking to the side, plus visitor spaces are available on site.

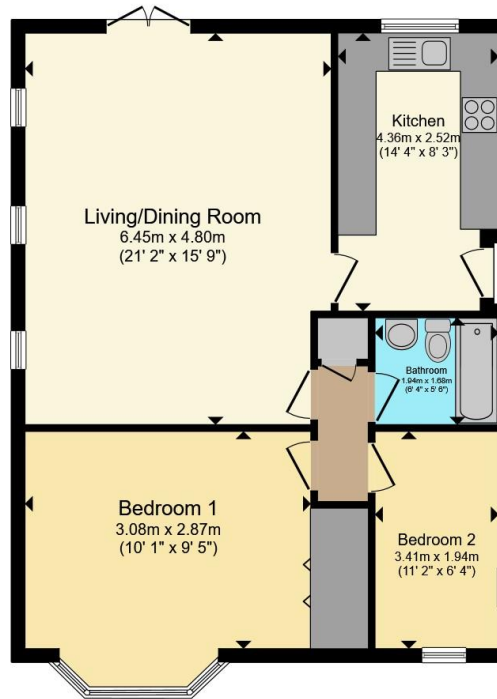
Buyer Aml Fee

Please note that the AML fee covers 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.









Ground Floor

Total floor area 72.5 m² (780 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

Connells

To view this property please contact Connells on

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E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: Council Tax
 Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/RBY108202

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.



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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Property Ref: RBY108202 - 0004