



99 Saville Close, Shipbourne Road, Tonbridge, Kent, TN10
3RT

£240,000

**Waghorn
&
Company**

Independent Estate Agents

*** Bright and spacious 2 bedroom park home for the over 50's * Situated in sought after Towngate Wood * Modern features such as air conditioning, privacy glass and electric window blinds * Within easy reach of transport links and local amenities * Residents parking and charming garden ***

Waghorn & Company are proud to present to the market this bright and spacious 2 bedroom park home. Situated in popular Towngate Wood with its wonderful community feel. The property has a large fully equipped kitchen, separate dining area, a good sized lounge with air conditioning and 2 good sized bedrooms. Externally there is a car park for residents along with a garden and patio area. Local amenities are close by along with wonderful woodland walks.

Tenure

A park home is technically considered neither leasehold nor freehold. Instead, the tenure of a park home is best described as ownership of the structure (the unit) combined with a license to occupy the land (the pitch), which is often referred to as a "Pitch Agreement" or "Virtual Freehold". The monthly charges (Approximate) ground rent is approximately £214 Per Month. This would need to be confirmed by Berkley Homes prior to completion. Water and Electric are also payable through the site

Entrance

Access is via a frosted double glazed front door.

Hallway

Fully carpeted with two large double glazed windows to the front and electric heaters, doors leading to lounge and kitchen.

Kitchen

One and a half bowl stainless steel sink and drainer, cupboard under. Complemented by a range of matching base and wall units, Gas hob and space for gas cooker, washing machine and fridge freezer. Window to front and side overlooking garden. Cupboard housing the gas boiler serving domestic hot water and central heating system.

Sitting Room

Accessed via a sliding door from the hallway, 2 double glazed bow windows to the side allowing for excellent natural light, split air conditioning unit, feature brick fireplace with tiled hearth and inset electric fire forming an attractive focal point.

Dining Room

Double glazed sliding patio doors leading out onto the garden with radiator and space for dining table and chairs.





Bedroom 1

Doubled glazed windows to the side and front, radiator and selection for fitted wardrobes and draw units.

Bedroom 2

Double glazed window to the front, radiator and built in wardrobe and chest of draws.

Bathroom

Double glazed frosted window to the side, vanity unit with wash basin, bath with shower fitted above, low level WC and fitted wall mirror.

Outside

Low maintenance garden with shed for storage.



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Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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Floorplan not to scale and for illustration purposes only . All measurements are approximate.

