



Riverside Park Mill Lane, Meadowbank Winsford CW7 2PN

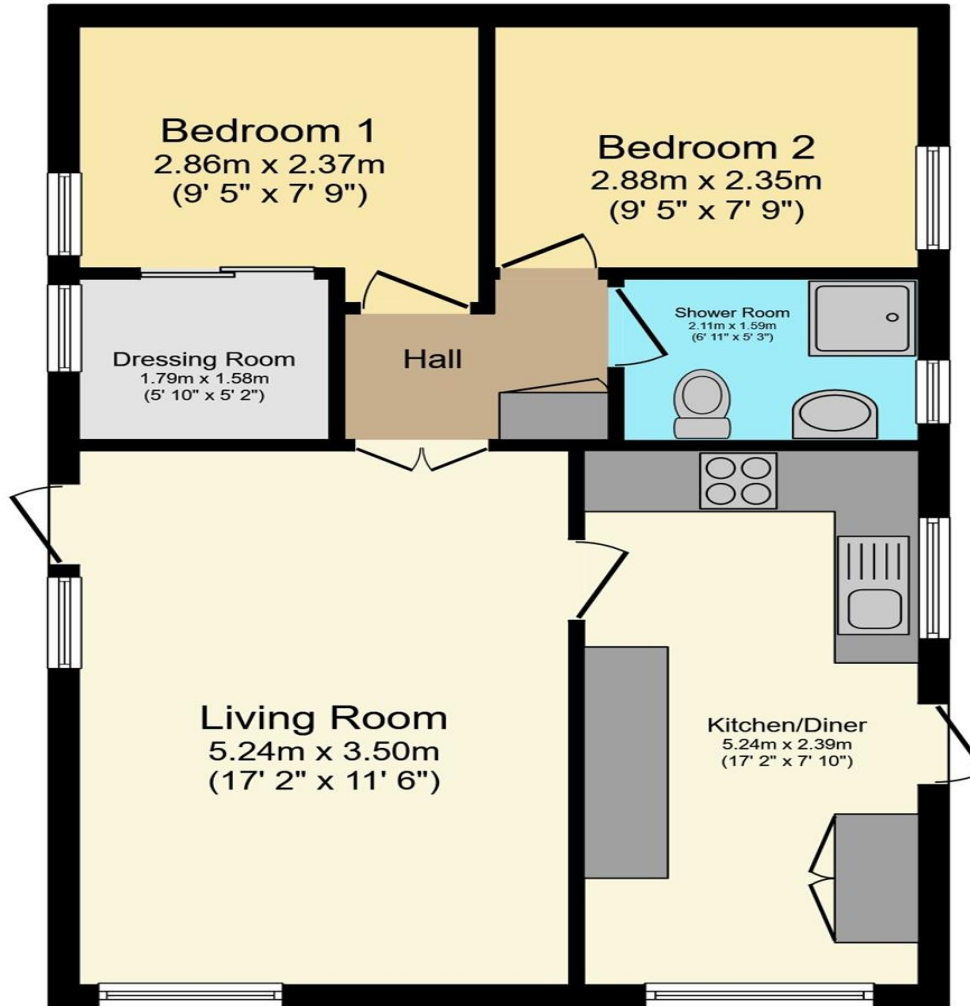
welcome to

Riverside Park Mill Lane, Meadowbank Winsford

A two-bedroom park home set by the river, with easy access to transport links and nearby walking routes .

For buyers aged 55 years and over, viewing highly recommended.





Kitchen

17' 2" x 7' 10" (5.23m x 2.39m)

Living Room

17' 2" x 11' 6" (5.23m x 3.51m)

Inner Hall

Shower Room

Primary Bedroom

9' 5" x 7' 9" (2.87m x 2.36m)

Dressing Room

5' 10" x 5' 2" (1.78m x 1.57m)

Bedroom Two

9' 5" x 7' 9" (2.87m x 2.36m)

Agents Note

The property has a monthly service charge of £310-£330 which is reviewed every November.

Agents Note: 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)

Total floor area 56.3 m² (606 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

welcome to

Riverside Park Mill Lane, Meadowbank Winsford

- Two Bedrooms
- Countryside River Walk
- Full Resident Association
- Gated Community
- Buyers Must be Over 55 Years Old

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

£70,000



Please note the marker reflects the postcode not the actual property

view this property online [swetenhams.co.uk/Property/WSF108890](https://www.swetenhams.co.uk/Property/WSF108890)



Property Ref:
WSF108890 - 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.

Swetenhams is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


swetenhams



01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping Centre, WINSFORD, Cheshire, CW7 1BA



[swetenhams.co.uk](https://www.swetenhams.co.uk)