

Moorlands Park, Old Ashby Road

John German 

Sinope, Coalville, LE67 3AY

Asking Price Of £72,500



A spacious one/two bedroom park home extending to 639sq ft of living space forming part of this now established development, betwixt both Ashby and Coalville town centres, with UPVC double glazing and off-road parking for up to two vehicles.

This one/two bedroom park home has been designed for easy living for the over 50's with a low maintenance and economical to run home. It benefits from LPG central heating system with combi-boiler and UPVC double glazing.

Internally, there is a spacious conservatory and a lounge with feature fireplace. The lounge has French doors through to a further conservatory which could be used as either a seating area or occasional bedroom. The lounge also opens into the kitchen, and there is an inner hallway providing access into the bathroom and bedroom.

Outside, the park home occupies a pleasant position and is approached via secure wrought-iron gates with remote control entry. There is a driveway adjacent to the property providing off-road parking for up to two vehicles and a small low maintenance rear garden area.

The site is set in a convenient location, close to Ashby and Coalville town centres, with both offering a fantastic range of amenities. Sinope is also well situated for ease of access to the M42 linking in the East and West Midland's motorway network.

Agents note: We understand that there is a four-weekly service charge of £135 to include water rates and general maintenance of the site. A legal document will be drawn up to transfer ownership.

Tenure; Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services;

Mains water, drainage and electricity and are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.





Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents' Notes

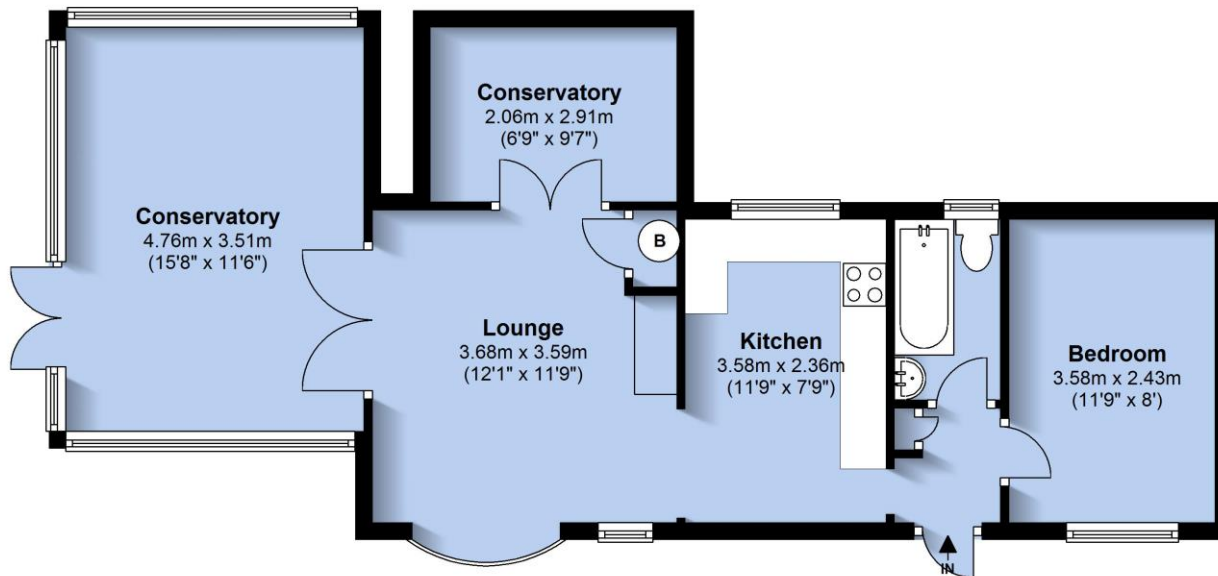
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 59.4 sq. metres (639.3 sq. feet)

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