

Stately Warwick Executive, Castle View Park



- **Stunning New Holiday Lodge**
- **Sought After Holiday Park**
- **5% Deposit Match**
- **Spacious Lounge**
- **Dining Room**
- **Modern Kitchen**
- **Utility Room**
- **Master Bed with En-Suite**
- **Stylish Family Bathroom**
- **Morecambe Bay & Lakes**

Offers In Region Of: £125,000



Stately Warwick Executive, Castle View Park, Capernwray

DESCRIPTION

The Warwick Executive from Stately Albion is a fabulous new holiday park home with everything needed for that perfect getaway. Located on the popular Castle View Park near Carnforth, the site enjoys a picturesque outlook with views into 3 counties and Morecambe Bay.

The lodge benefits from a high specification and the accommodation comprises: spacious lounge; dining room, fully fitted kitchen, utility room, central hall, stylish family bathroom, large master bedroom with en-suite plus walk-in wardrobe, and good-sized second double bedroom. With a high specification, this well insulated lodge has UPVC double glazing and gas central heating.

CASTLE VIEW PARK

Named after the striking keeper's lodge, the park is a welcoming holiday destination for all the family with no age restriction on ownership. Nestling in charming rolling countryside, the park is maintained to a high standard and lodges are available for 51 weeks of the year - closing during the first week of February.

Castle View Park has a children's play park, dog walking areas and a well-stocked fishing lake - free for the use of residents. There is an onsite laundry.

Licenses are for 30 years - renewable for a further 30. Site fees are £2,820 Inc. VAT P.A. Water and drainage is £420 Inc. VAT P.A.

Free Wi-Fi installation and usage for the first year - saving £300 for installation and £25 per month for 12 months.

5% Deposit Match available on all new lodges. Buyers will only pay 5% deposit, with the dealer funding 5%. Applicable for cash and finance buyers.

Finance and part-exchange options available

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THE LODGE

HALL

Central hall with UPVC external door to PVC decking. Useful storage cupboard. Loft access. Carpet. Radiator.

LOUNGE 19' 4" x 10' 7" (5.91m x 3.23m)

Spacious and comfortable lounge with UPVC windows to all 3 aspects. French doors to rear PVC decking. Feature flame effect fire. Carpet. 2 radiators. Glazed door to dining room.

DINING ROOM 9' 9" x 7' 2" (2.99m x 2.20m)

Family dining room with 2 UPVC windows to the front aspect. Carpet. Radiator. Glazed door to hall. Open doorway to kitchen.

KITCHEN 9' 6" x 8' 3" (2.91m x 2.52m)

Fully fitted modern kitchen with UPVC window to the rear aspect and Velux roof-light. Range of wall and base mounted units. Stainless steel sink and drainer. Integral oven. 4 ring gas hob with extractor over. Integral fridge freezer. Integral dishwasher. Vinyl flooring. Open doorway to utility room.

UTILITY ROOM 7' 0" x 5' 2" (2.14m x 1.60m)

Well-equipped utility space with UPVC external door to rear PVC decking. Range of wall and base mounted units. Sink. Cupboard housing gas central heating boiler. Integral washing machine. Useful storage cupboard. Vinyl flooring. Radiator.

MASTER BEDROOM 10' 0" x 9' 6" (3.05m x 2.91m)

Very good-sized master double bedroom with 2 UPVC windows to the rear aspect. Large walk-in wardrobe with fitted drawers, shelving, hanging space and radiator. Carpet. Radiator. Door to master en-suite.

EN-SUITE

Master en-suite with UPVC window to the side aspect. WC, wash hand basin and shower cubicle. Extractor. Vinyl flooring. Radiator.

BEDROOM TWO 10' 9" x 9' 5" (3.29m x 2.88m)

Another good-sized double bedroom with UPVC windows to the front and side aspects. Built-in wardrobes. Carpet. Radiator.

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BATHROOM

Spacious family bathroom with 2 UPVC windows to the front aspect. WC, wash hand basin and freestanding bathtub. Extractor. Vinyl flooring.

OUTSIDE

Gravel parking area for 1 car. Garden to side and rear aspect. PVC decking.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Council Tax	No Council Tax to pay on holiday lodges
Tenure	License

AGENT NOTES

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Finance and part-exchange options available, subject to status.

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Relocation Agent Network of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

Fisher Hopper

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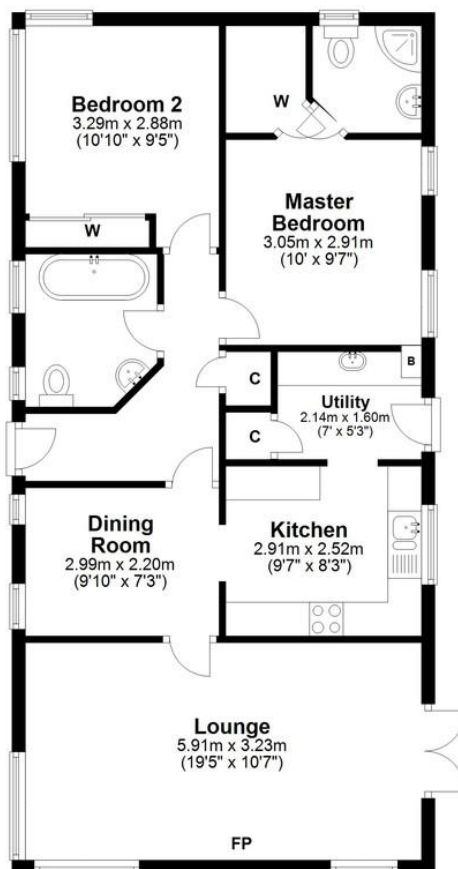
Floor Plans

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

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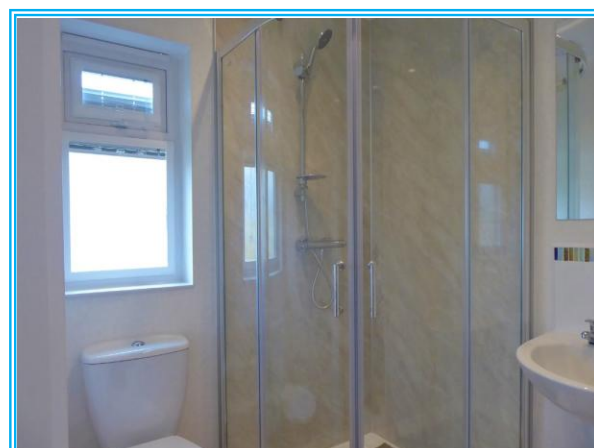
Floor Plan

Approx. 73.8 sq. metres (794.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.8 sq. feet)

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