

## Stately Warwick Executive, Capernwray



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

**Offers in Region: £125,000**



# **Stately Warwick Executive, Castle View Park, Sunny Bank, 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.

Finance and part exchange options available.

## **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.

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## **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.

## **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

<b>Photographs</b>	Items in these photographs may not be included in the sale of the property.
<b>Viewing</b>	By appointment through the selling agents.
<b>Tenure</b>	Leasehold

## 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

Buying your own home can be a complicated and confusing business. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call 015242 62616.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## 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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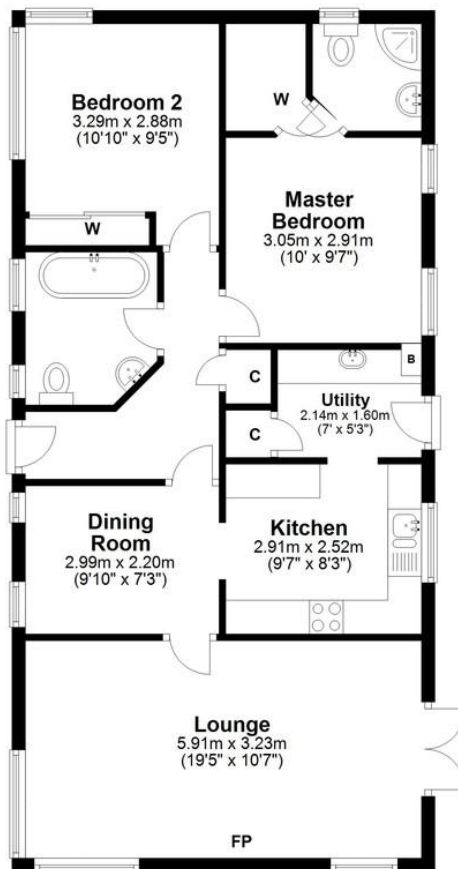
## Floor Plans

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

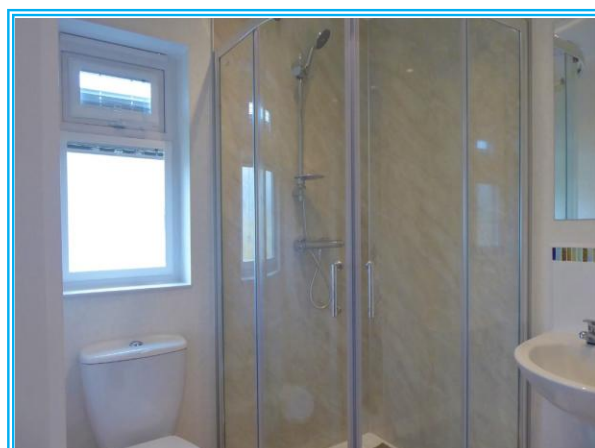
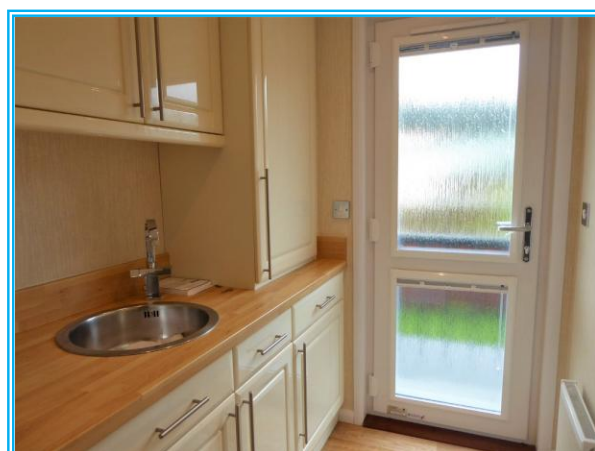
Approx. 73.8 sq. metres (794.8 sq. feet)



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



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