



Peach Lane, Allington Gardens, Grantham NG32 2FH

welcome to

Peach Lane, Allington Gardens, Grantham

Well-presented two-bedroom park home situated within the sought-after Allington Gardens over 50's retirement development. Featuring a spacious lounge, modern kitchen/diner, shower room, gardens, patio area, driveway and single garage, with excellent access to the A1, A52 and nearby amenities.



Lounge

19' 6" x 14' 2" Widest Point (5.94m x 4.32m Widest Point)

Kitchen

11' 2" x 9' 7" (3.40m x 2.92m)

Bedroom One

9' 7" x 11' Widest Point (2.92m x 3.35m Widest Point)

Bedroom Two

8' x 9' 7" (2.44m x 2.92m)

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

General Description Outside

Outside driveway with a garden to the side and rear aspects.

Single garage - Up and over door, power and lighting.

Agents Note:

Please note this property is leasehold and site charges are applicable - Reviewed Annually in January
Pitch Fee - £162.09 pmth
Service Charges - Water metered Fixed Rate - £32 pmth
Electric metered by Berkeley Parks - Approx £30 pmth
LPG Gas and charged on usage

The site permits - One Small Pet and One Vehicles allowed

Agents Note1:

"There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (<https://url.uk.mimecastprotect.com/s/5dA3C7L39tARy4n5uWhRToO-j8?domain=gov.uk>)"

Further Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Peach Lane Allington Gardens, Allington Grantham

- Well-presented two-bedroom park home
- Exclusive over 50's retirement development
- Spacious lounge
- and modern kitchen/diner
- Gardens to side and rear
- and patio seating area
- Excellent access to the A1 and A52

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.



Total floor area 70.6 m² (760 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 **william h brown**

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST114631 - 0002

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.

William H Brown 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.



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