

Woodlands Residential

offers over £100,000

- No onward chain
- Off-road parking
- Over 50's only
- Cash buyers only
- Close to local amenities
- EPC Rating: Exempt



2 1 1

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About the property

A well presented, two bedroom detached luxury park home in Woodland Residential Park in Treharris. Cash buyers only, Woodlands Park is exclusive to people aged 50+.

The property briefly comprises of a hall leading to the living room, kitchen, two bedrooms and shower room, Off road parking is provided by a driveway.

Agents Note;

Ground rent is £220.61 per month. The ground rent at Woodlands Park is payable on the 1st of each month by standing order. Water and Sewerage charges are included. Leasehold on a full security tenure contract under the mobile homes act.

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 another 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 owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.



Accommodation

Agent Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Hall

Living Room

Kitchen

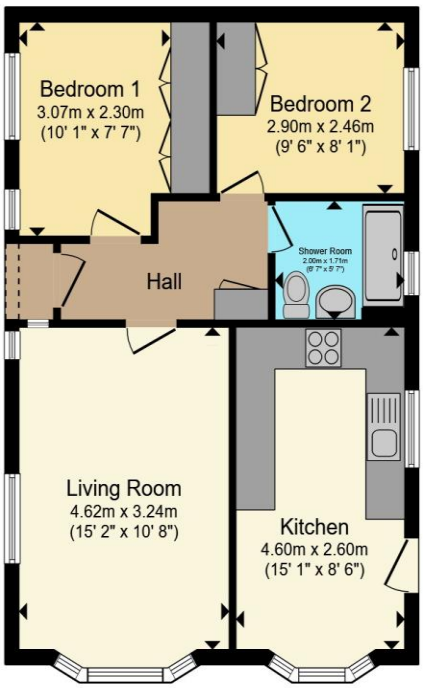
Shower Room

Bedroom 1

Bedroom 2

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Floorplan



Total floor area 54.2 m² (583 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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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