



Ambleside Park, North Hykeham, Lincoln

Asking Price £90,000



Ambleside Park, North Hykeham,
Lincoln

Park home
2 Bedrooms, 1 Bathroom

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- Two Bedroom Park Home
- Open Plan Lounge Diner
- Modern Shower Room
- Driveway Parking with Single Garage
- LPG Central Heating
- Air Conditioning in Dining Area
- Well Established Residential Park
- No Onward Chain
- FREEHOLD - COUNCIL TAX BAND A
- GROUND RENT - £160 PCM



Two Bedroom Park Home situated within the well established Ambleside Park in North Hykeham. Comprising internally of an entrance hall, two bedrooms and a modern shower room, kitchen and an open plan living room and dining area. Driveway parking, single garage and low maintenance gardens. Visitor parking is located near to the entrance to the park. Sold with no onward chain.

North Hykeham is on the outskirts of Lincoln and offers access to the A46 relief road, bus routes and rail links with nearby amenities including schooling, shops, doctors, dentists and public houses.

Entrance Hall
PVC entrance door, carpet flooring, pendant fitting and a Honeywell thermostatic control.

Bedroom
9'6" x 8'0"
PVC window, pendant fitting, carpet flooring, radiator and fitted bedroom furniture housing the mains consumer unit.

Bedroom
8'4" x 4'6"
PVC window, carpet flooring, radiator, pendant fitting and a fitted wardrobe.

Shower Room
6'5" x 5'7"
Low level WC, pedestal wash basin and a corner cubicle with mains thermostatic shower. PVC window, vinyl flooring, radiator, light and extractor.



Kitchen

15'10" x 7'3" (max measurements).

Base and eye level units with roll edge work surfaces and matching upstand plus an inset stainless steel sink and drainer. Fitted oven, gas hob with extractor over, space for an under counter fridge with space and plumbing for a washing machine. Vinyl flooring, fluorescent lighting, PVC window, radiator, housed Vaillant combination boiler plus a storage cupboard.

Dining Room

6'9" x 6'1"

PVC window, carpet flooring, radiator and light fitting. Wall mounted Bosch air conditioning system providing heat and cooling when required.

Living Room

12'6" x 11'6"

PVC bay window and PVC French doors, carpet flooring, radiator, light fitting and an electric feature fire with hearth and surround.

Garage

15'8" x 8'0"

Up and over door to the front with a personnel door and side window. Separately fused for light and power.

Outside

The property benefits from a driveway for off road parking in front of the garage. The low maintenance garden wraps around the property to include gravel borders and decorative pathways, mature planted borders, water supply and security lighting. Steps with handrails giving access to the accommodation.

Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Ground Rent

£164.00 per calendar month.

This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Ground rents are reviewed annually and are payable upon the 1st of each month.

Agent Note

Under terms of the Mobile Homes Act, upon purchasers must be aware that a 10% commission will apply, payable to the site owner by the vendor. Park Rules and Regulations are available upon request.

Pets and children on the site are subject to the site owners discretion.

Ambleside Park is a small privately owned, over 50's site open for year round residency.

Park homes do not require an Energy Performance Certificate (EPC).





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AMBLESIDE PARK



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Floor 0 Building 1

Approximate total area⁽¹⁾

55.8 m²
600.61 ft²



MARTIN&CO



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.