

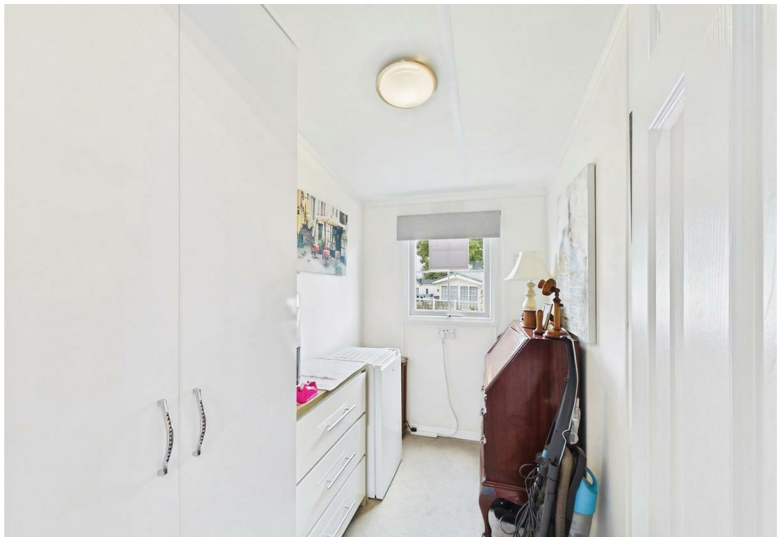
Cathedral View, Newark Road, Aubourn, Lincoln

Offers In Excess Of £68,000

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Cathedral View, Newark Road, Aubourn, Lincoln

Park home

2 Bedrooms, 1 Bathroom

Offers In Excess Of £68,000

- 34x13 European Ruby Park Home
- Spacious Corner Plot
- Open Plan Living
- Decking Surround
- Off Road Parking
- Outside Storage
- Located off Lincoln's A46 Bypass
- Well Established Over 50's Site
- Tenure - Freehold / Ground Rent - £230PCM
- Council Tax - A - EPC Rating - N/A

Description
34x13 European Ruby Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a modern fitted kitchen and a spacious decking area. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark.

EPC Rating - N/A
Council Tax Band - A
Tenure - Freehold
Ground Rent - £230pcm

Hallway
PVC entrance door, carpet flooring, radiator, light fitting and a cupboard housing the Ariston gas central heating boiler.

Kitchen Diner
Base and eye level units with laminated work surfaces and an inset stainless steel sink and drainer. Fitted oven and hob with extractor over plus an integrated fridge freezer. PVC windows, Honeywell thermostatic control, light fitting and vinyl flooring.

Living Room
PVC doors and side panels giving access to the decking, wood effect laminate flooring, PVC window, radiator, light fitting and a feature Dimplex electric fire with hearth and surround.

Bedroom 1
PVC window, carpet flooring, radiator, light fitting and two fitted wardrobes, housing the mains consumer unit.

Bedroom 2
PVC window, carpet flooring, radiator, light fitting and a fitted wardrobe.

Shower Room
Low level WC, vanity wash basin and a mains thermostatic shower pod. PVC window, vinyl flooring, heated towel rail, light fitting and extractor.

Outside
Off road parking for two vehicles and a lawned garden area with gravel borders. L shaped decking provides a seating area plus external lighting and power supplies. There are two plastic sheds included within the sale, one of which is separately fused for light and power plus space and plumbing for a washing machine.





Fixture & 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
£230 per calendar month, payable on the 1st of each month and is reviewed annually.
This figure must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agent Note
Under terms of the Mobile Homes Act, 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 are allowed on the development, subject to the site owners discretion.

Cathedral View Holiday Park is a small privately owned, over 50's family site open 1st February until 5th January.

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



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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, seller(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.

The Property Ombudsman