



Cathedral View, Newark Road

£46,500


MARTIN&CO

Cathedral View, Newark Road

Park home

2 Bedrooms, 2 Bathroom

£46,500

Date Available:

Deposit:

null

- 2015 Caprice 35x12
- Waterfront Position
- Open Plan Living
- Fitted Kitchen
- No Onward Chain
- Residents Only Fishing Available
- Located off Lincoln's A46 Bypass
- Well Established Over 50's Site
- Tenure - Freehold / Ground Rent - £230PCM
- Council Tax - N/A - EPC Rating - N/A

35x12 Caprice BK Bluebird 2015 Park Home situated on a secure and well established site set in tranquil waterfront surroundings. Benefitting from a fitted kitchen and open plan living. Cathedral View Holiday Park is just off Lincoln's A46 bypass close to both Lincoln & Newark. No onward chain.



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KITCHEN

12'1" x 9'10"

Base and eye level units with roll edge worktops, complimentary upstand and inset stainless steel sink and drainer. New World cooker with extractor over, integrated fridge freezer and microwave plus space and plumbing for a washing machine. PVC side windows, PVC entrance door, radiator, vinyl flooring, spot lit ceiling and a storage cupboard housing the Ariston combination boiler.

LIVING ROOM

12'1" x 10'5"

Carpet flooring, radiator, spot lit ceiling, gas feature fire, side PVC windows and a large PVC window to the front with a West facing outlook of the waterfront.

HALL

Carpet flooring, light fitting and radiator.

BEDROOM

6'6" x 6'2"

PVC window to the side, carpet flooring, radiator, light fitting plus a fitted storage cupboard.

SHOWER ROOM

6'11" x 3'5"

Low level WC, pedestal wash basin and a double mains fed shower pod. Radiator, PVC window to the side aspect, vinyl flooring, light and extractor.

BEDROOM

8'8" x 7'8"

PVC window to the rear aspect, carpet flooring, radiator, light fitting plus fitted bedroom furniture to include a wardrobe and overhead bed storage.

CLOAKROOM

Low level WC, pedestal wash basin, vinyl flooring, PVC window to the side aspect, radiator and a light fitting.

OUTSIDE

Off road parking and outside space plus steps up to the accommodation.

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.

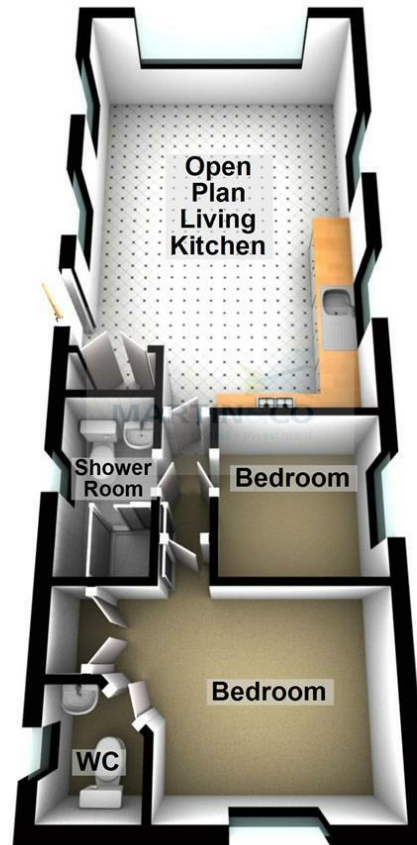
Park homes do not require an Energy Performance Certificate (EPC).

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 Floor



The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.