



15 The Centre, Quiet Waters Park,  
Hemingford Abbots, PE28 9AJ

 **THOMAS MORRIS**



Asking Price: £170,000

Freehold

Quiet Waters Park, Hemingford Abbots,

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- Park Home
  - Two Double Bedrooms
  - Fitted Kitchen with Integrated Appliances
  - Lounge/Dining Room
  - Allocated Parking Space
  - Pitch Fee and Water charges. Reviewed annually.
  - Sought-After Village Location
  - No Forward Chain
  - Freehold
  - Energy Rating: Exempt
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A two double bedroom park home situated on this over 50's development within this sought-after riverside village.

Accommodation comprises - entrance hall, living room/dining room, fitted kitchen with integrated appliances, two double-bedrooms with one en-suite shower room and bathroom.

The property further benefits from allocated parking and enclosed front and rear gardens. The property is well-positioned, central to this popular village, which offers stunning walks to Hemingford Grey, Houghton and nearby St. Ives.

Pitch fee for period 1st July 2023 to 30th June 2024 is £2852.69 per annum/£237.72 per month, which will be increased by the rate of inflation for the following year. In addition, there is water/sewage charge of £473.71 per annum.

Total charges are £277.21 per month. Hose/sprinkler use: £136.05 per annum.

The site is for people aged 60 and over, children are not allowed, one pet per unit is allowed.

10% commission is payable to the site owners, should you decide to sell your home in the future. This will be paid by the purchaser.

Huntingdonshire District Council.

Council Tax Banding A.

These details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, these details must be verified by your solicitor.

The details are subject to approval.



# Accommodation

## Entrance Hall

**Living Room/Dining Room** 19'4" x 18'11" (5.9m x 5.77m).

**Kitchen** 12'9" x 9'5" (3.89m x 2.87m).

**Bedroom** 11'1" x 9'6" (3.38m x 2.9m).

## Ben-Suite Shower Room

**Bedroom** 10'5" x 9'6" (3.18m x 2.9m).

## Bathroom



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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