

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









## Asking Price: £170,000 Freehold

## Quiet Waters Park, Hemingford Abbots,

- 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

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. lves.

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)*.

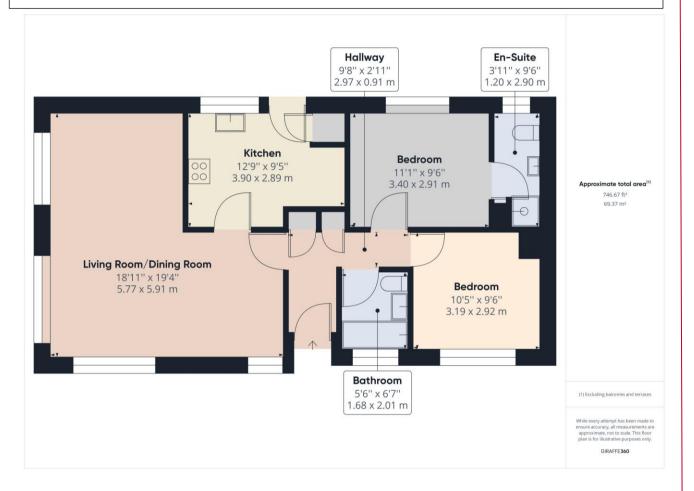
Bathroom







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