

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

Seekers Estate Agents

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**16 SUNRISE AVENUE, SANDY OAKS VILLAGE, LAMINS LANE,
BESTWOOD VILLAGE, NOTTINGHAM, NG6 8FA**

- 1 BEDROOM PARK HOME
- BUILT BY STATELY ALBION IN 2003
- 36 X 12 MODEL
- GAS (LPG) CENTRAL HEATING
- DOUBLE GLAZING
- AIR CONDITIONING IN LOUNGE
- DOUBLE GLAZED CONSERVATORY

- OWN GARAGE & DRIVE
- OWN GARDEN PLOT
- SEMI RETIREMENT PARK 45 YEARS +
- PETS AND DOGS WELCOME (MAX 2)
- SOUGHT AFTER COUNTRYSIDE LOCATION

£149,950

Reference No: 7485

This 1 bedroom park home comprises:

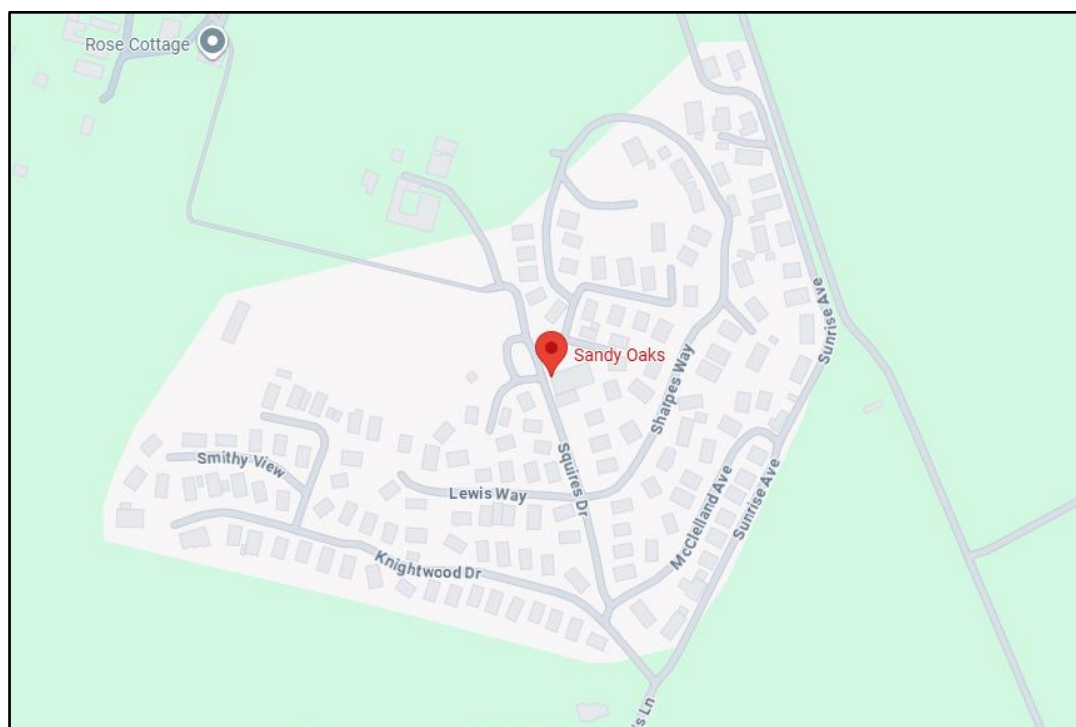
<u>ENCLOSED ENTRANCE PORCH</u>		Radiator, cupboard housing gas (LPG) combination boiler
<u>LOUNGE</u>	12'2 X 11'8	Double aspect, radiator, double glazing, tv point, telephone point, wall mounted air conditioning unit, door to conservatory
<u>CONSERVATORY</u>	9'0 X 9'0	Rear aspect, radiator, double glazing, door to rear decking area
<u>KITCHEN/BREAKFAST ROOM</u>	11'8 X 7'6	A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, stainless steel sink, single electric oven with electric hob, cooker hood, breakfast area, radiator, double glazing
<u>BEDROOM 1</u>	10'0 X 9'9	Front aspect, radiator, double glazing, two double fitted wardrobes
<u>BATHROOM</u>		A white suite comprising enclosed bath with plumbed in shower over, pedestal basin, w/c, fully tiled walls, combined towel rail/radiator, frosted double glazed window
<u>PARKING</u>		Own garage & drive
<u>PARK STATUS</u>		Semi Retirement park 45 years + Pets and dogs welcome (max 2)
<u>GARDEN</u>		Own garden plot with shed & patio







Location of the park:



For any further
information or
to arrange a
viewing please
contact Seekers
directly on
01252 313554



or alternatively email us at office@seekerstateagents.com

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.