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We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floor plans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by arrangement, or for warranty or service certificates, so unless asked for, warranties, equipment, fixtures or fittings listed, services, appliances, etc., will not be provided.

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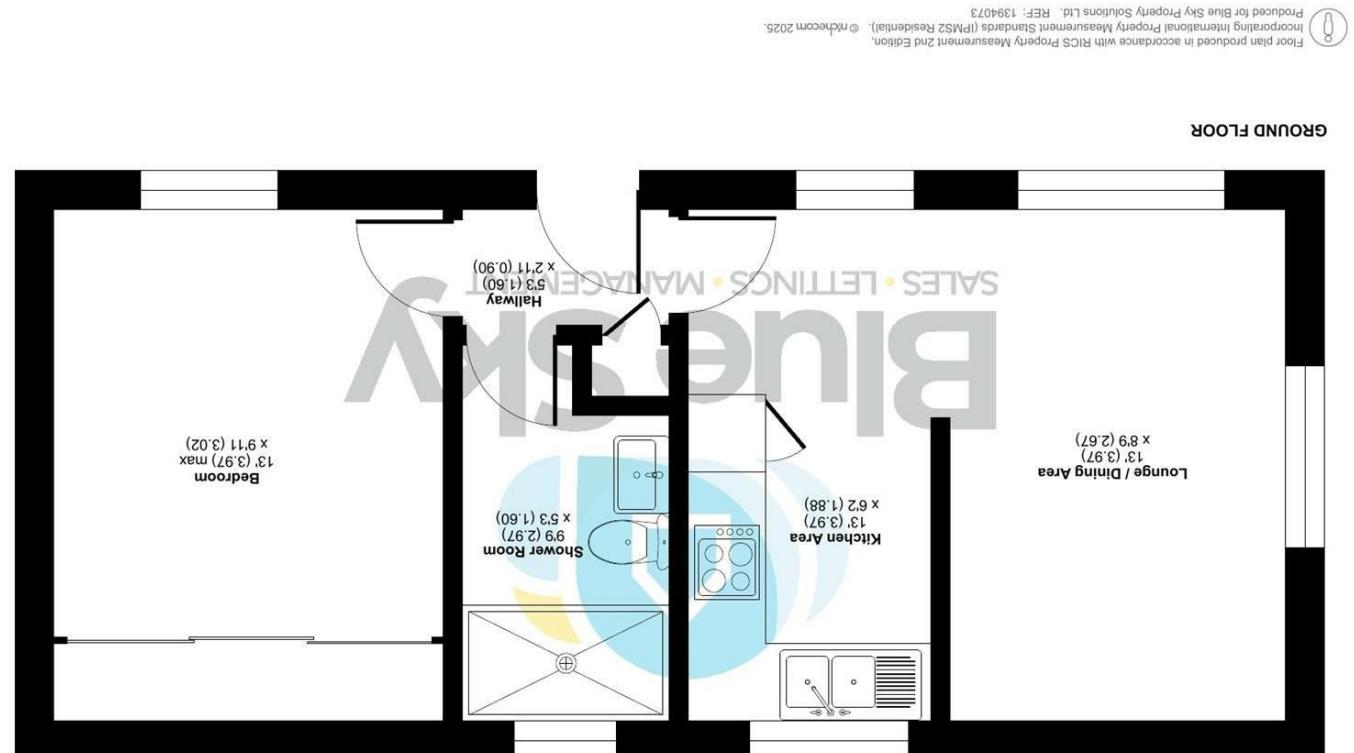
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Get in touch to arrange a viewing!  
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their ability to fund the purchase and provide proof of  
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**Kingsway Park, Tower Lane, Warmley, Bristol, BS30**





Council Tax Band: A | Property Tenure: Freehold

**RETIRE IN STYLE IN THIS EXCELLENT PARK HOME!!** Located on a small, exclusive, over 50's development in the heart of Warmley, next to the Warmley Heritage Museum. This stunning, modern, custom-built Park Home arrived in situ on the enviable Tower Park site in 2025 and is sure to prove popular! Modern design and immaculately presented living accommodation, along with low maintenance desirable outdoor space, make this a must-see opportunity! Boasting a generous bedroom with plentiful built in wardrobe storage, along with a spacious double shower room, smart kitchen area, and cosy lounge space. Conveniently placed for ease of access to the A7147 Ring Road, retail parks, amenities, and local walks surrounding the site. This really is a rare opportunity, and we highly recommend a viewing to avoid disappointment.



#### Hallway

5'3" x 2'11" (1.60m x 0.89m)  
Double glazed, recessed spotlights, obscured door to front, storage cupboard, doors to rooms.

#### Lounge/Dining room

13' x 8'9" (3.96m x 2.67m)  
Double glazed windows to front and side aspect plus double glazed patio doors to front aspect, vaulted ceiling with recessed spotlights, feature fireplace and surround with electric fire, TV point, two radiators.

#### Kitchen Area

13' x 6'2" (3.96m x 1.88m)  
Double glazed window to rear aspect, vaulted ceiling with recessed spotlights, fitted kitchen comprising a range of wall and base units with worktops over and tiled splash backs, one and a half stainless steel bowl sink and drainer, integrated fridge freezer, integrated washer/dryer, electric hob with back stand, extractor over and electric oven, wall mounted boiler housed in a cupboard.

#### Shower Room

9'9" x 5'3" (2.97m x 1.60m)  
Double glazed obscured window to rear aspect, vaulted ceiling with recessed spotlights and extractor, tiled double shower cubicle, wash hand basin inset into a vanity unit, w.c. ladder style heated towel rail.

#### Bedroom

13' x 9'11" (3.96m x 3.02m)  
Double glazed window to front aspect, vaulted ceiling with recessed spotlights, built in wardrobes, TV point, radiator.

#### External space

Gated and fully enclosed outside space, laid to artificial lawn, with steps and paving edged by handrail with feature glazed panels, leading to front aspect, block paving for driveway.

#### Communal Green Space

At the end of the site is a lovely green for residents of the site to enjoy with pathways leading to woodland walks.

#### Service Charges

The site is managed by Sovereign Park Home Estates Limited. We believe the monthly pitch fee is approx. £175.

#### Visitors Parking

In addition to the driveway parking there is visitor parking at the entrance to the site.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

