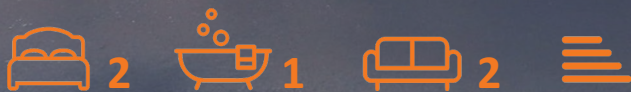




27 Park Home Site Drakes Drive, St. Albans, AL1 5AE

Guide price £225,000 Non-traditional



## 27 Park Home Site Drakes Drive

St. Albans, AL1 5AE

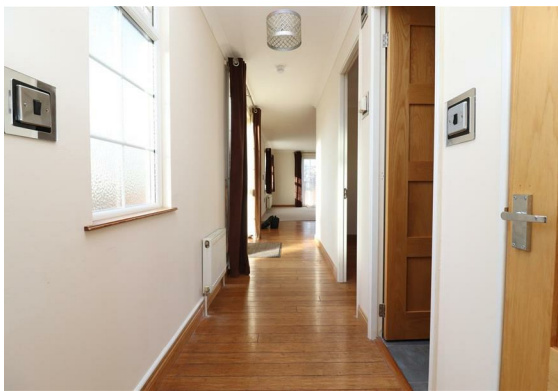
An impressive 48ft x 14ft Park Home on this popular site, convenient for local shops and bus services into the City centre.

Provided by reputable manufacturer 'Prestige' as a bespoke home and fitted internally by the current owner with no expense spared.

Just 9 years old, the property has all mains services including gas central heating with a combi boiler, air conditioning, double glazed windows, kitchen with white goods included, plus a lovely shower room and W.C. The accommodation also includes a spacious open plan lounge/diner, 2 bedrooms, all complimented with a combination of real wood flooring and a brand new fitted carpet in the living area.

Externally, there is a useful concrete utility outhouse with plumbing for a washing machine, together with a good sized metal shed, off road parking for one car and low maintenance paved garden areas.

NB - There are no age restrictions on this site, so it is available to all purchasers, however it should be noted that this type of home is not eligible for a building society/bank mortgage.





## ACCOMMODATION

Hall

**Kitchen/Living Room**

21'3 x 13'2 (6.48m x 4.01m)

**Bedroom**

13'2 x 10'5 (4.01m x 3.18m)

**Bedroom**

9'9 x 9'2 (2.97m x 2.79m)

**Bathroom**

**OUTSIDE**

Off road parking for one car

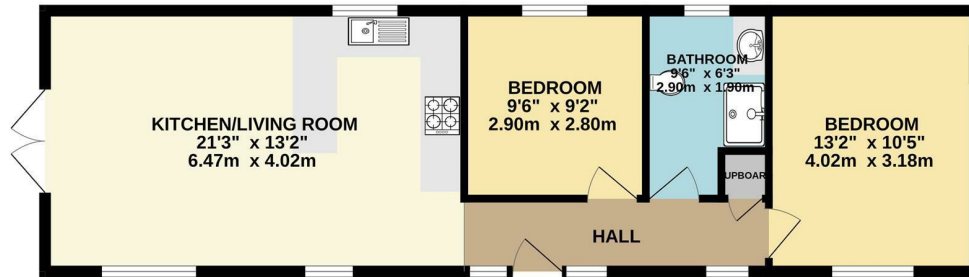
Paved garden areas

Site Rent - £135 pcm (includes water)



## Floor Plan

**GROUND FLOOR**  
621 sq.ft. (57.7 sq.m.) approx.



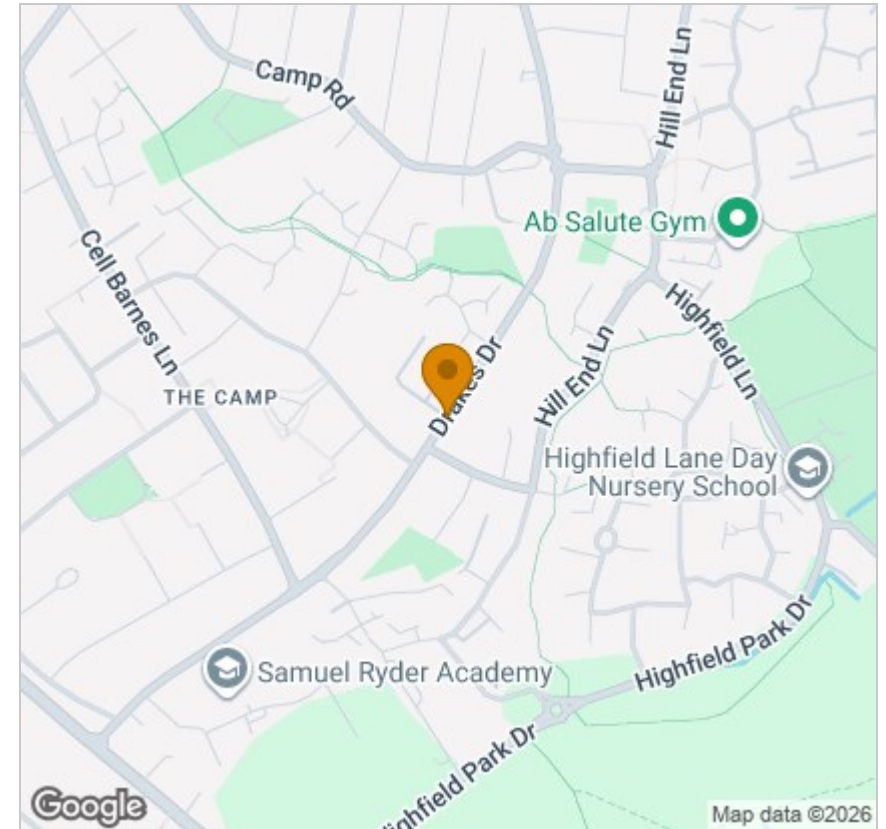
TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

