



Harby Road, Langar  
Nottingham, NG13 9HZ

 **NEWTON  
FALLOWELL**

**Harby Road, Langar  
Nottingham, NG13 9HZ  
£65,000**

Offered to the market is this over 45's immaculate Park Home situated on the desirable Langar Woods complex with two bedrooms, kitchen, living room, "Jack and Jill" shower room, external decking area, storage shed and off street parking. Lifetime lease with a monthly charge of approximately £238.31 for the service and ground rent. Council Tax Band - A. EPC - Exempt. No Upward Chain.

**Entrance Hall**

White panel doors to accommodation and double glazed door to the exterior decking.

**Kitchen**

**7'3" x 11'6" (2.22 x 3.51)**

Fitted with a good range of base and wall mounted units with work surface over, space and plumbing for washing machine, space for fridge freezer, inset sink and drainer, built-in electric oven and hob with extractor fan over, built-in storage cupboard, cupboard housing the gas central heating boiler, tile effect flooring, two UPVC double glazed windows and white panel door to the Living Room.

**Living Room**

**11'4" max x 11'6" max (3.47 max x 3.51 max )**

UPVC double glazed bay window to the front elevation and double glazed French doors opening onto the exterior decking, feature fireplace and television point.



### Bedroom One

11'6" max x 11'0" max (3.51 max x 3.37 max)

UPVC double glazed window to the rear elevation and built-in bedroom furniture.

### "Jack and Jill" Shower Room

7'10" x 6'7" (2.40 x 2.02)

A contemporary shower room being fitted with a three piece suite comprising: Walk-in shower with chrome rain shower over, W.C. and wash basin, UPVC double glazed window to the side elevation, tiling to wet areas and doors to the Entrance Hall and Bedroom One.

### Bedroom Two

8'0" x 7'11" (2.44 x 2.43)

UPVC double glazed window to the side elevation.

### Exterior

There is a good sized decking area ideal for entertaining and alfresco dining, shed ideal for storage and off street parking.

### Agents Note

Lifetime lease with a monthly charge of approximately £238.31 for the service and ground rent.

This property has mains gas central heating and the drains and water is included in the service charge and electric is billed and paid to the site.

There are no pets allowed

Over 45's age restriction applies

No sub-letting

If you are buying from a private residence 10% of the sale price is to be paid directly to the site owner

There is broadband in the area.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Note

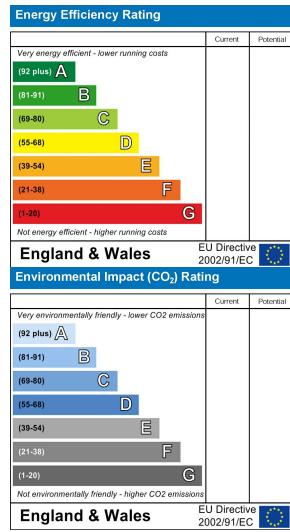
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

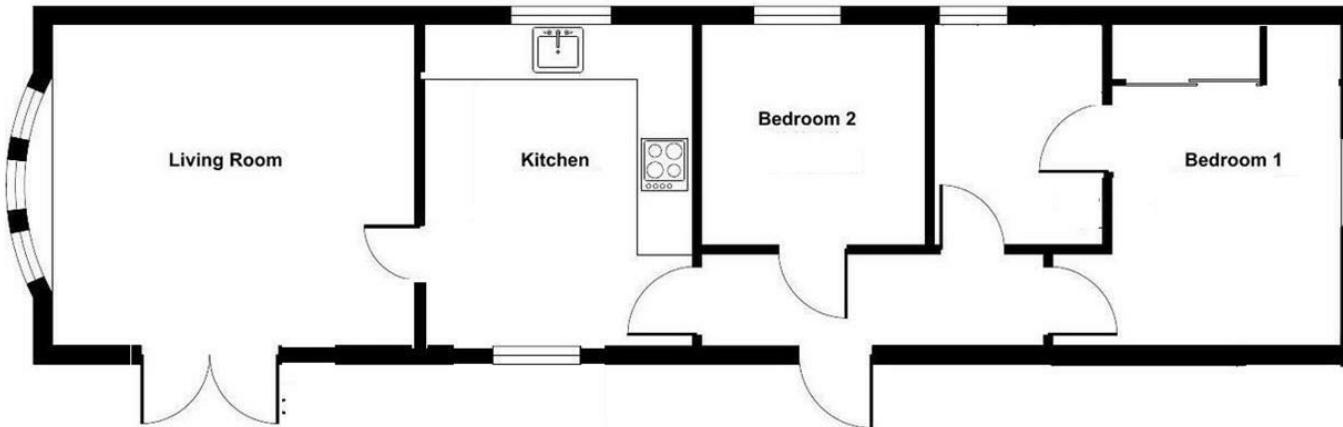




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Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntclicom 2025  
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