



Langar Woods, Road, Langar
Nottingham, Nottinghamshire, NG13 9HZ



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NG13 9HZ**

£55 000

Offered to the market is this two bedroom park home. Located within the desirable complex of Langar Woods, in the Vale of Belvoir village of Langar. This home has undergone a recent refurbishment and has accommodation comprising: Hall, kitchen diner, living room, two bedrooms and shower room. Age restriction of over 45's and a no pet policy applies. Leasehold. EPC - Exempt. No Chain. Council Tax Band - A.

Entrance Hall

Living Room

11'11" x 11'8" (3.64 x 3.58)

Kitchen Diner

8'2" x 11'8" (2.51 x 3.58)

Bedroom Two

7'10" x 5'3" (2.39 x 1.61)

Shower Room

7'7" x 5'2" (2.32 x 1.59)



Bedroom One

9'4" x 11'1" (2.86 x 3.39)

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.

Agents Note

There is a monthly pitch fee which we understand is currently approximately £225.08 which also includes water.

It should be noted that 10% of the agreed sale price is to be paid by the purchaser to the site owner, rather than the owner of the park home on completion.



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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