

Swainswood Leisure Park Park Road

Overseal | DE12 6JS | Asking Price £195,000

ROYSTON & LUND

- Asking Price: £195,000
- Fully Fitted Kitchen Open To Living Room
- Surrounded by Scenic walks
- Entirely Residential Site
- Over 50s Development - Ground Rent Charges Applicable
- Luxury Two Bedroom Park Home
- Balcony & Enclosed Rear Seating Area
- Private Gated Community
- Council Tax: A // EPC: TBC // Freehold



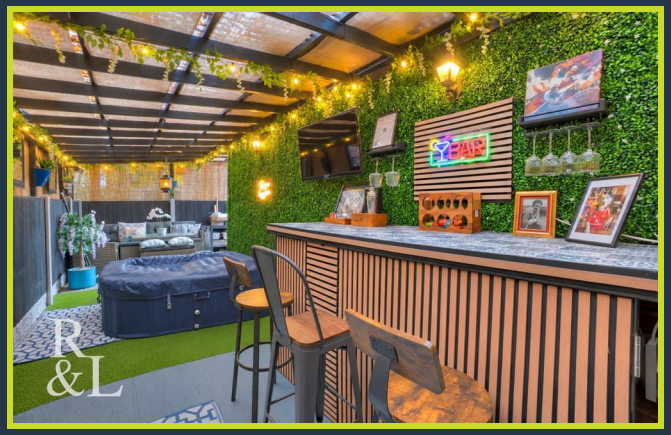














Asking Price £195,000

Located within a peaceful and well-maintained park home development, this beautifully presented two-bedroom luxury park home offers stylish, contemporary accommodation, combining comfort, practicality and modern living.

Upon entering, you are welcomed into a spacious entrance hallway leading through to an impressive open-plan lounge and dining area. The bright and generously proportioned living space benefits from an abundance of natural light, creating a lovely setting for both relaxing and entertaining. The modern fitted kitchen is conveniently positioned off the living area, offering a practical and well-designed space.

The principal bedroom is generously sized and benefits from its own private WC and hand wash basin with plumbing in place for a potential shower. A second well-proportioned bedroom offers excellent flexibility for visiting guests, family or use as a home office. A separate contemporary bathroom completes the internal accommodation.

Externally, the property enjoys its own private garden space, beautifully arranged with areas to relax and enjoy the surroundings. There is also the added benefit of two allocated parking spaces, providing convenient off-road parking.

Swainswood Park is situated in the heart of the National Forest, in the beautiful village of Overseal, Derbyshire. The development enjoys a pleasant village setting, with local amenities within easy walking distance, making it an ideal location for those seeking a peaceful lifestyle with everyday conveniences close at hand.

** Buyers Note: Charges Apply - Ground rent £238.30 per month £2859 Annually, Approx. Charges may be subject to change. Further information can be provided upon request.

**Buyers Note: Please be aware this development is for occupants over the age of 50.

Freehold

Ground Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



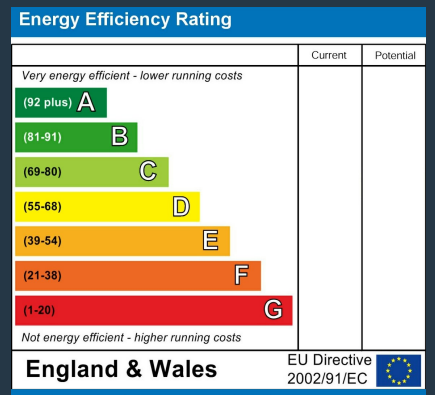
Total area: approx. 70.1 sq. metres (754.6 sq. feet)

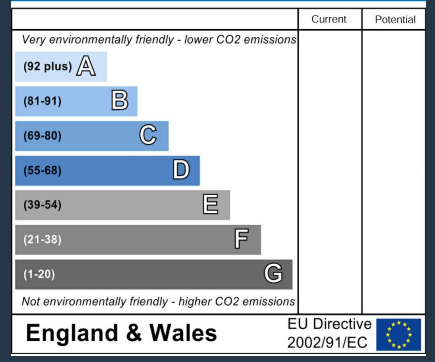
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND