

COGENHOE MILL, NORTHAMPTON, NN7

£47,500 Asking price



**** First Year Site Fees paid (excluding VAT)**** Chelton Brown are pleased to offer this modern and superbly presented two-bedroom fully furnished park home located at the ever-popular Cogenhoe Mill site,, situated in the heart of Northamptonshire. Tucked away in this quiet park with river views from the garden and near to the local canal.

This Park Home is presented in excellent condition throughout and the accommodation comprises, an open-plan living space, with living-room, dining area, modern fitted kitchen. The living-area benefits from French-doors to the front aspect. There is a double-bedroom with en suite WC and fitted wardrobe. Second bedroom. Bathroom with shower. Outside there is a low maintenance garden with a decking area with views of the river ideal for enjoying a bit of 'peace & quiet' with a drink of your chose at the end of a busy day.

Includes passes to Billing Aquadrome, use of their pool and free entry to events such as: The Hot Air Balloon Festival and classic car shows, together with a fishing licences for the river Nene

Agents note: The annual site fees are to be agreed however include water bills and there is no council tax payable. Current residency is 10 months of the year. EPC exempt.

- Luxury Park Home
- Open Plan Living Space
- Two Bedrooms
- Bathroom plus En-suite WC
- Riverside location
- Fully Furnished
- Residency for 45 weeks a year
- EPC Exempt
- No Council Tax Payable
- Site Fees include Water

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Front



Enter through a timber gate within low level picket fence to garden area leading to steps up to front door.

Front Garden



Mainly laid to gravel with feature flower borders.

Living Room 12'6" x 13'3"



French doors to the rear aspect with windows to rear and both side. Fireplace. Open plan with dining area and kitchen.

Kitchen/Diner 12'6" x 6'6"



Front door into open plan living/dining and kitchen area. Window to side aspect. Fully fitted kitchen with a range of base and eye level units including hob with hood over, microwave, grill and oven. Integrated fridge & freezer. Cupboard housing gas boiler for hot water and central heating. Door to passage leading to bedrooms and bathroom.



Bedroom 1 12'6" x 8'11"



Window to front aspect, Double bed with vanity cupboards to the side and over. Built in wardrobes with sliding doors. Door to en-suite WC with wash hand basin.

En-suite



Window to side aspect. Low level WC and pedestal wash hand basin.

Bedroom 2 5'9" x 7'3"



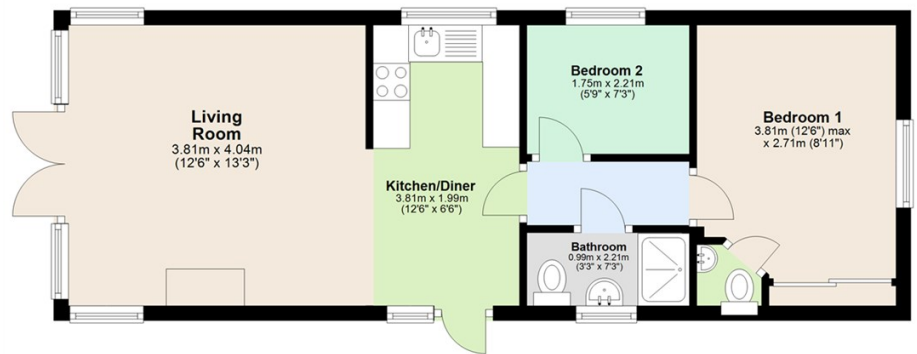
Window to side aspect. Furnished with twin beds.

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Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 42.9 sq. metres (461.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

