



The Crescent, Allington Gardens, Grantham NG32 2DR

welcome to

The Crescent, Allington Gardens, Allington, Grantham

Beautifully presented two-bedroom park home on the popular Allington Gardens development. Exclusively for the over 50's and pet friendly, this spacious home enjoys a modern interior, dining room, garage, off-road parking and a larger than average landscaped plot in a sought-after village location.



Lounge

19' 5" x 10' 8" (5.92m x 3.25m)

Dining Room

10' 1" x 9' 7" (3.07m x 2.92m)

Kitchen

12' 6" x 9' 10" (3.81m x 3.00m)

Bedroom One

10' 1" x 9' 6" (3.07m x 2.90m)

Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)

Shower Room

5' 6" x 6' 8" (1.68m x 2.03m)

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Agents Note 1

Please note this property is leasehold and site charges are applicable - Reviewed Annually in January
Pitch Fee - £147.99 pmth
Service Charges - Water metered Fixed Rate - £32 pmth
Electric metered by Berkeley Parks - Approx £30 pmth
LPG Gas

One Small Pet and One Vehicles allowed

Further Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.
Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



view this property online williamhbrown.co.uk/Property/GST114662



welcome to

The Crescent Allington Gardens, Allington Grantham

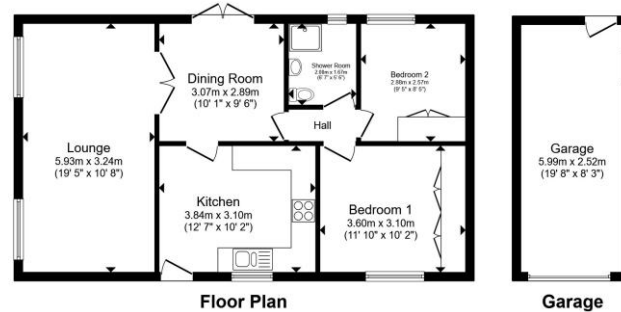
- Immaculately Presented Two-Bedroom Park Home
- Exclusive over 50's Development
- Modern Fitted Kitchen
- Bright and Spacious Lounge
- Larger than Average Landscaped Plot

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£125,000 - £135,000



Total floor area 81.4 m² (876 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST114662](https://www.williamhbrown.co.uk/Property/GST114662)



Property Ref:
GST114662 - 0002

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)