Kingsmead Park Bedford Road

richard james

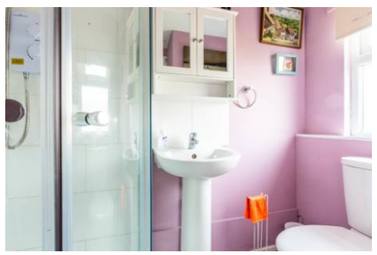
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Total area: approx. 72.0 sq. metres (775.3 sq. feet)













This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fitments and kitchen units may vary in shape and size.

70 Kingsmead Park Rushden NN10 0NF

Price £125,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480

The Property Ombudsman

relocation agent network

Looking for a spacious two bedroom detached park home on a popular over 50's development? Offered with no chain, this property features single-level living with two bathrooms, communal parking, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises lounge/dining room, kitchen, inner hallway, bathroom, two bedrooms, ensuite shower room, wraparound garden and off road parking.

Enter via front door to:

Hall
Radiator, doors to:

Lounge/Dining Room
19' 6" max x 18' 8" max (5.94m x 5.69m)
'L' shaped room, two windows to front aspect, window to each side aspect, two radiators, built-in cupboard with wall mounted gas boiler serving domestic central heating and hot water systems, door to:

Kitchen
10' 0" x 9' 3" (3.05m x 2.82m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, door and window to side aspect, tiled splash backs.

Bedroom One
11' 0" x 9' 7" (3.35m x 2.92m)
Window to rear aspect, radiator, a range of fitted furniture, through to:

Ensuite Shower Room
Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, window to side aspect, radiator.

Bedroom Two
10' 9" x 9' 8" (3.28m x 2.95m)
Window to rear aspect, radiator, a range of fitted furniture, loft access.

Bathroom
Comprising low flush W.C., vanity sink unit, panelled bath with shower attachment, tiled splash backs, radiator, window to side aspect.

Outside
Wraparound garden space including shed. There is communal parking available nearby plus the use of visitor spaces.

Material Information
Park Homes are unique in that they are neither leasehold nor freehold. Instead, as an owner, you have the right to station your home on the land in perpetuity (that is, indefinitely). When purchasing, you buy the home itself and lease the pitch (plot of land) on which it stands.

Please note that most high street lenders do not offer mortgages for park homes.

Pitch Fees
The monthly pitch fee is approximately £200.00, payable to Turners Parks Group Ltd. Pitch fees are reviewed annually, with any adjustments taking effect from 1st January each year.

Utilities
Water, sewerage, and gas are billed directly by the utility suppliers. Electricity is recharged by the park operator on a quarterly basis, depending on individual usage.

Lifestyle & Community
This exclusive park is designed for residents aged 50 and over, offering a peaceful and friendly environment for like-minded individuals. All residents are asked to adhere to the Park Rules, ensuring a harmonious and well-maintained community. (A full list of rules is available on request.)

Residency
Your Park Home must be your main residence in the UK, and subletting is not permitted, helping preserve the sense of community and security within the park.

Pets
We know pets are family too - residents are welcome to keep one dog and one cat per home.

Sale Arrangements
When a Park Home is sold, the park home operator (Turners Parks Group Ltd) are entitled to a 10% commission, which payable by the purchaser on completion.

For example, if the sale price is £100,000, the purchaser would pay:

£90,000 to the seller, and
£10,000 to Turners Parks Group Ltd.

EPC
Park homes do not need an Energy Performance Certificate (EPC) as they are exempt.

Council Tax
We understand the council tax is band A (£1,662 per annum. Charges for 2026/27).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.













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