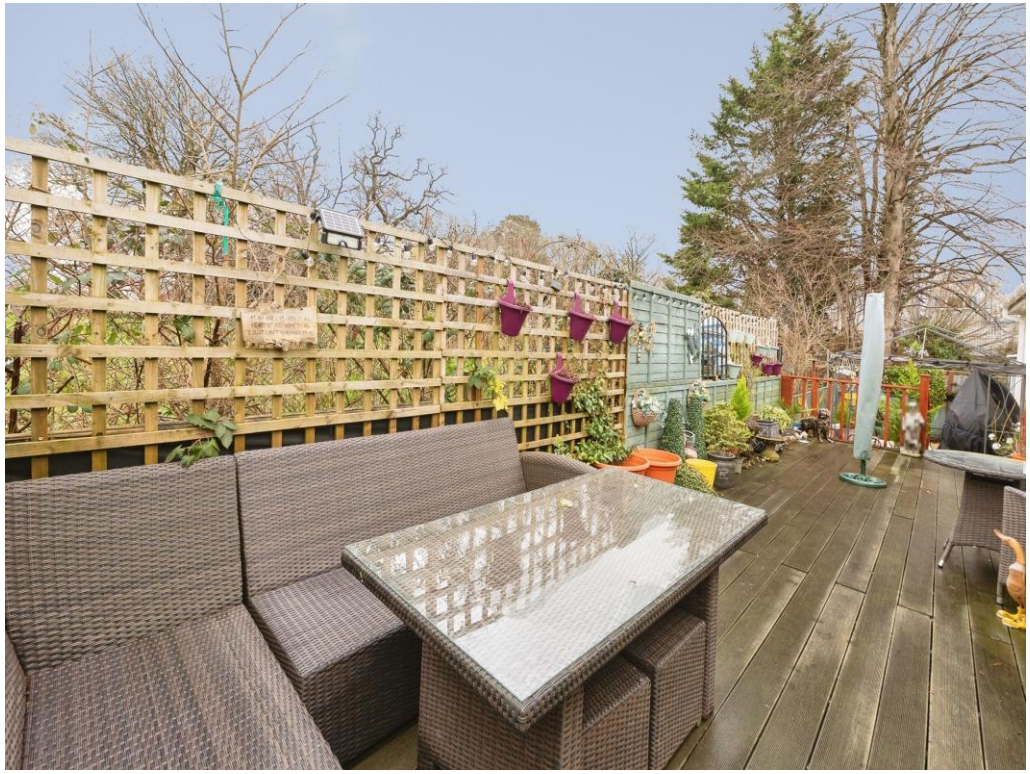


Connells

Kingsway Park
Warmley BRISTOL

Kingsway Park
Warmley BRISTOL BS30 8XW

for sale
£219,000







Property Description

Located on Kingsway Park, this well-managed residential park in Warmley, South Gloucestershire offers a welcoming community atmosphere for the over-50s. Ideally positioned between Bristol and Bath, it benefits from excellent transport links, including nearby bus routes and Keynsham railway station just 2.6 miles away. Pets are allowed, making this an attractive option for those seeking a relaxed and friendly lifestyle.

Agents Note

Agents Note; There are a number of obligations on both sellers and buyers when completing

the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property 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.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Kitchen/Livingroom

19' 1" x 13' (5.82m x 3.96m)

Bedroom One

11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

Agents Note

Please note that an AML feel 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.







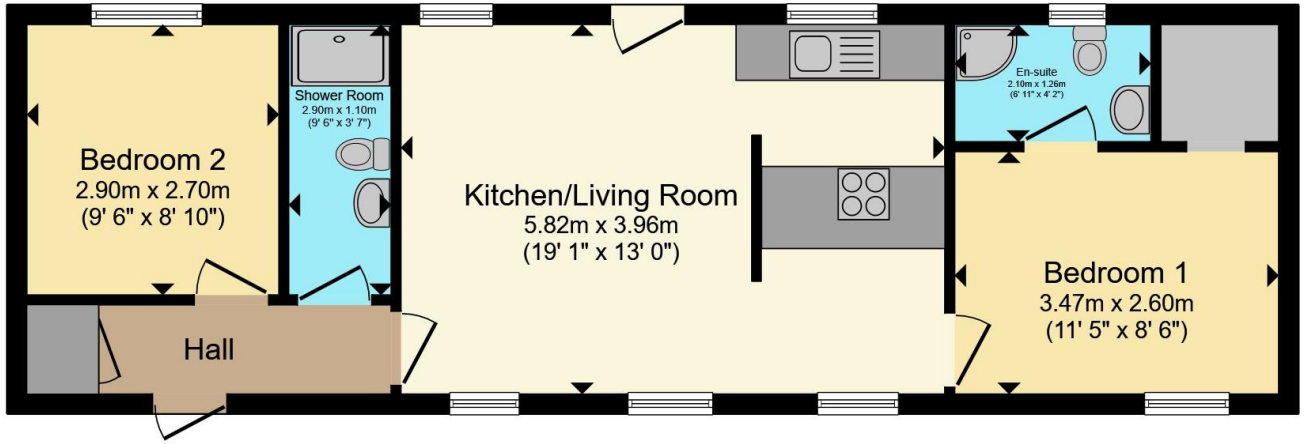












Floor Plan

Total floor area 53.0 m² (571 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

Connells

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
BRISTOL BS30 9DD

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/BLG104431

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.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.