



Riverside Park Mill Lane, Meadowbank Winsford CW7 2PN

welcome to

Riverside Park Mill Lane, Meadowbank Winsford

A well-presented two-bedroom park home situated on the popular Riverside Park development on Mill Lane, Winsford, offering comfortable, low-maintenance living in a peaceful setting.

The accommodation comprises a living room, fitted kitchen, two bedrooms, and a shower room. While offering the flexibility of a second bedroom, the layout is particularly suited to single occupancy, making it an ideal choice for those looking to downsize or enjoy a more manageable home.

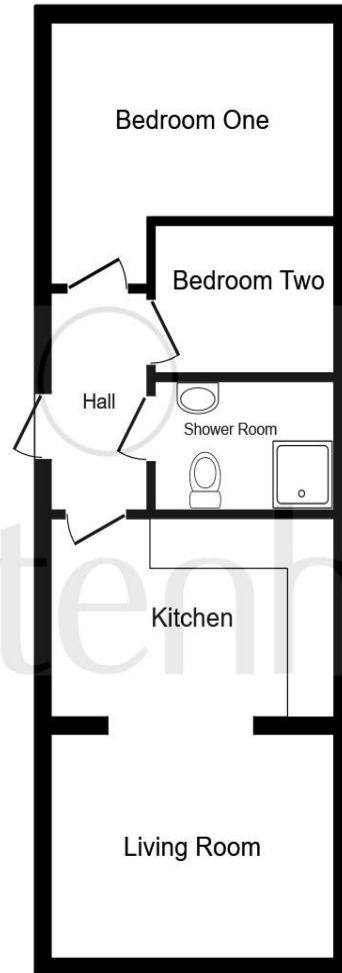
Riverside Park enjoys a convenient location close to local amenities, transport links, and pleasant riverside walks, providing an excellent balance of tranquillity and accessibility.

Offering affordable and easy-to-maintain living within an established residential park community, this charming home presents an excellent opportunity for buyers seeking a peaceful and practical place to call home.

Agents 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)





Hallway

Kitchen

7' 9" x 9' (2.36m x 2.74m)

Lounge

9' 7" x 9' (2.92m x 2.74m)

Bedroom One

7' 8" x 9' (2.34m x 2.74m)

Bedroom Two

6' 9" x 5' 10" (2.06m x 1.78m)

Bathroom

External

Driveway parking.

Agent Note

The property has a monthly service charge of £304 which is reviewed every January.

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.

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- Two Bedrooms
- Countryside River Walks
- Full Resident Association
- Gated Community
- Buyers Must Be Over 50 Years Old

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.

£80,000



Please note the marker reflects the
postcode not the actual property

view this property online swetenhams.co.uk/Property/WSF108787



Property Ref:
WSF108787 - 0022

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.

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swetenhams



01606 593344



Winsford@swetenhams.co.uk



12 Dingle Walk, Winsford Cross Shopping
Centre, WINSFORD, Cheshire, CW7 1BA



swetenhams.co.uk