



PETTENGELLS
ESTATE AGENTS

2 Knightcrest Park, Milford Road, Everton, Hampshire, SO41 0BA
Asking Price £195,500

2 Knightcrest Park, Milford Road, Everton,
Hampshire, SO41 0BA

- Appealing park home overlooking paddock
- Two Bedrooms with walk in wardrobes
- Living/dining room
- Bus stop close
- Occupants need to be 55+
- Dog allowed
- Council tax band: A, No stamp duty
- Village Location
- Drive & gardens
- Available quickly



View to rear





APPEALING RESIDENTIAL PARK HOME IN THIS PLEASANT VILLAGE LOCATION AND WITH A LOVELY RURAL BACKDROP.

Accommodation: The entrance hall leads into a bright double aspect living/dining room. There is a kitchen/breakfast room which also houses the gas boiler. Both bedrooms are decent doubles with useful spacious walk-in wardrobes. There is a bathroom with shower over the bath.

Living/dining room: L-shaped room with maximum measurements 19'5" x 14'5". Kitchen: 11'9" x 9'5". Bedroom one: 10'5" x 9'4". Bedroom two: 10' x 9'6".

Outside: The drive gives off road parking and there are lawned and paved gardens. Storage shed, greenhouse. Behind is a lovely backdrop of paddock and then woodland.

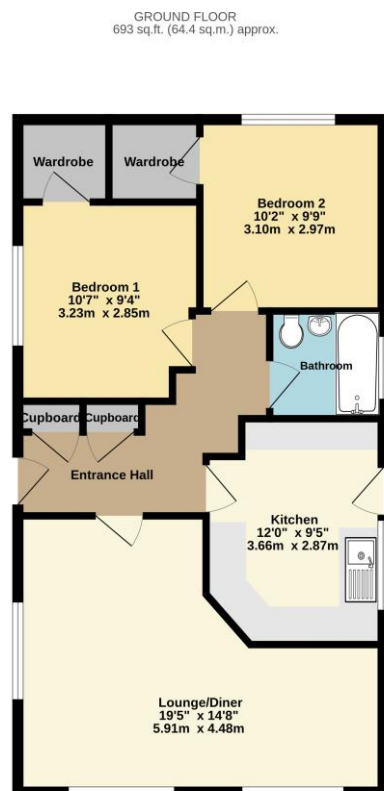
TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the ground rent payment is for the right to be situated in this position for perpetuity (subject to conditions), ie no defined time, so it's better than a lease that counts down year by year.

Site Rules: There are park rules including the following: • All homeowners and residents must be 55+ years of age. • The sub-letting of homes is not allowed. • No commercial enterprise shall take place within the park however homeowners are at liberty to work individually from their homes by carrying out office based work. • The keeping of one dog is permitted. • The keeping of cats is not permitted. • Homeowners are not allowed to keep commercial vehicles on site. • Homeowners can only park on their own driveways and the carparks are for visitors.

COUNCIL TAX BAND: A, Current ground rent £247 pcm

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TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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