

PETTENGELLS
ESTATE AGENTS

42 Knightcrest Park, Everton, Hampshire, SO41 0BA
Asking Price £184,500

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- Appealing two bedroom residential park home
- Bedroom one has walk in wardrobe and ensuite
- Main bathroom
- Living/dining room and kitchen
- Modest running costs including council tax band ‘A’
- One dog OK, sorry no cats
- Bus stop close by
- Driveway and gardens, rear south facing
- Village has shop with post office













WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS 36’ x 20’ TWO BEDROOM RESIDENTIAL PARK HOME FOR RESIDENTS AGE 55+, SITUATED IN THE LOVELY VILLAGE OF EVERTON. OWNED FROM NEW BY SAME FAMILY.

Accommodation: There is an entrance hall which leads into the living/dining room. The kitchen/breakfast room also houses the modern mains gas boiler. There are two double bedrooms with bedroom one having a walk-in wardrobe as well as ensuite shower room, and bedroom two has fitted wardrobe, and then next to this is the main bathroom.

Outside: There are garden areas surrounding this home. These are mainly paved for ease of maintenance, although there is a small lawn to the front. The drive gives off road parking. Shed.

Living/dining room, which is L shaped maximum measurements - 6m x 4.5m
Kitchen – 3.6m x 2.9m
Bedroom one - 3.1m x 3m
Bedroom two – 3.1m x 2.9m

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. Please read all site rules before purchasing.

Council tax band: A, Tenure: Perpetuity, current ground rent: £246 pcm, no stamp duty payable!







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. 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.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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