



Central Avenue, Althorne CM3 6DE  
£99,995

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located in the quaint village of Althorne is this two bedroom park home for the over 50s, with full 12 month of the year occupancy. Firstly its convenient location to the railway station and access to on call taxis along with being on the bus route make this even more appealing. The homes privileged position offers it some fantastic river and rural views, being adjacent to the vineyards is particularly enjoyable in the summer months. There is plenty of on site parking and the home has the benefit of its own wrap around garden with garden shed and storage space beneath the unit. If a peaceful relaxed lifestyle is what you are looking for, this is the home for you and even more as it is being offered with no onward chain.

This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### Entrance and lounge

16'7 x 9'2

Double glazed entrance door leading into the lounge, this is a good size with a feature fireplace and surround with aa gas flame fire. Double glazed windows to the front and side, television point and radiator.

### Dining room

9'8 x 8'8

Double opening doors from the lounge offering plenty of space for a dining table and chair. Double glazed window to the side, double glazed door to the rear and radiator.

### Kitchen

12'6 x 8'3

The kitchen has a range of white eye level units, matching base units and drawers with roll top work surfaces over. Space for electric oven, space for a fridge/freezer, inset stainless steel sink, airing cupboard with lagged water tank and a double glazed window to the rear.

### Bedroom one

9'5 x 9'7

Triple fitted wardrobes with dressing table to one wall, double glazed window to the side and radiator.

### Bedroom two

9'6 x 7'9

Triple fitted wardrobes with dressing table to one wall, radiator and a double glazed window to the side.

### Bathroom

Panelled bath, close coupled w/c, pedestal hand wash basin, expel air, radiator and a double glazed window to the front.

### Garden

The garden wraps around the home both sides and to the rear and is a combination of lawn, mature planted shrubs and plants. To the rear is a small seating area, steps up to the rear door and a garden shed.

### Parking

Throughout the site there are multiple parking area for residents and their guests.





#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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