



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



51 Mayfield Caravan Park, Thorney Mill Road, West Drayton. UB7 7HA.

£85,000 Leasehold

Hilton King and Locke are pleased to bring to the market this two-bedroom Park home available with no upper chain and situated on a fantastic plot in Mayfield Park. This cosy park home features a lounge, kitchen, bathroom with bathtub and two bedrooms. To the rear you have a private wrap around garden area perfect for outside dining in the sunshine as well as a decking area.

Mayfield Park is a mobile home park exclusively for the over 45's, located within proximity of West Drayton High Street with its wide range of independent shops, international eateries, restaurants, schools and West Drayton station with its direct access to Paddington in 23 minutes. Locally there are a variety of amenities with Stockley Park golf course, Brunel University, Heathrow Airport, Stockley Park business centre, Hillingdon Hospital and Uxbridge Town centre all within a short drive/bus journey. The M4/M25/A40 and M40 are all close by creating easy links to London and The Home Counties.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service



is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.




Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



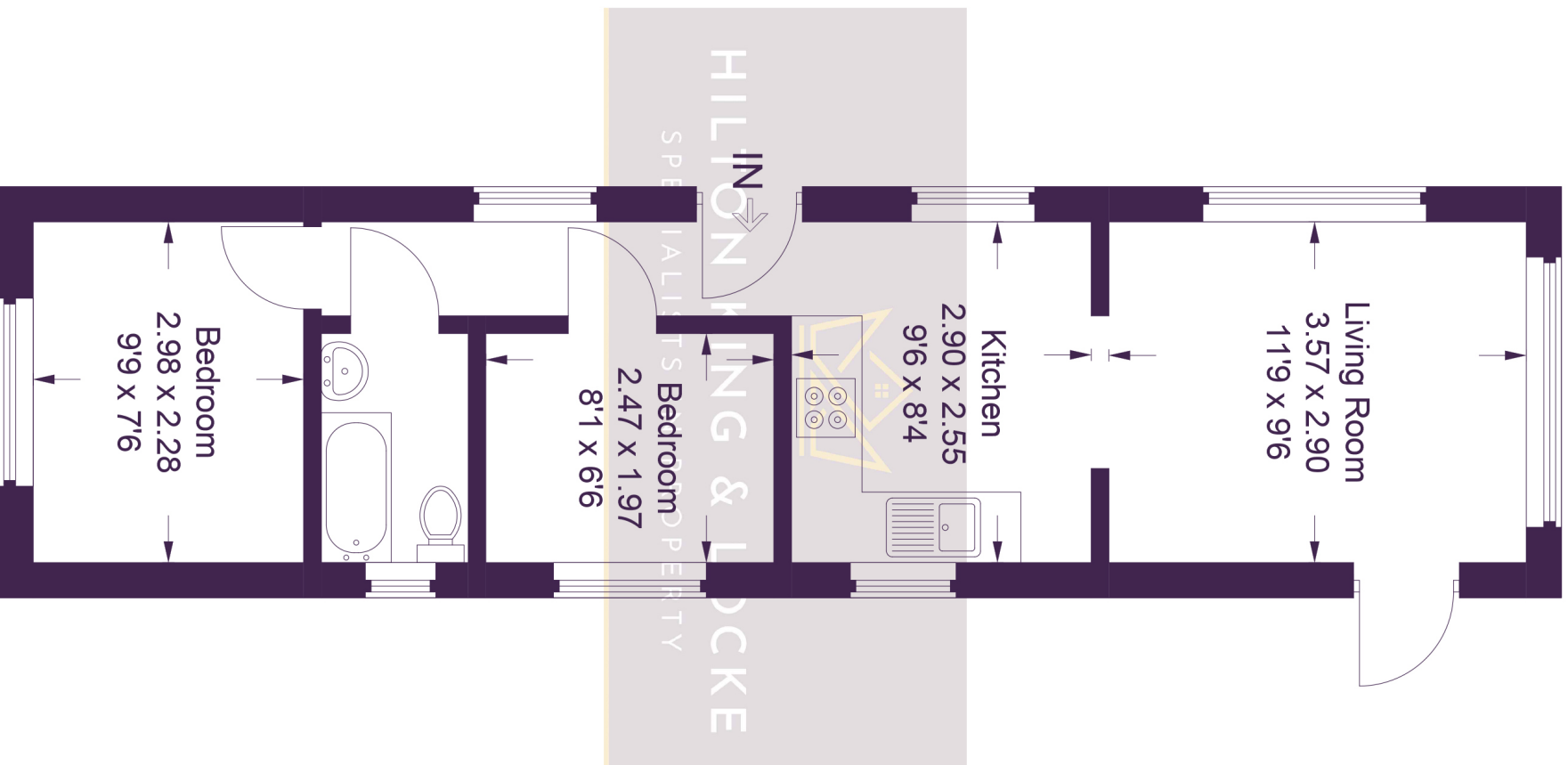
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51, Thorney Mill Road

Approximate Gross Internal Area

37.1 sq m / 399 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.