



# 10, Appleacre Park

Fowlmere, Royston,  
SG8 7RU

Freehold, OIEO £220,000

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properties



This immaculately well presented detached park home is situated on a gated residential development within the village of Fowlmere. This home benefits from spacious and modern living throughout whilst also being easy to maintain. The bungalow-style property comprises; entrance, open plan kitchen/diner with double doors leading into a spacious lounge, family bathroom, two double bedrooms with the master boasting a walk in wardrobe and en-suite. The exterior of the property is landscaped with level areas of patio and artificial grass which wraps around the property enclosed via fence with gated access to the front and a large storage shed.

- Immaculate detached park home built in 2016
- Situated on a residential development
- Two double bedrooms
- Main bathroom and separate en-suite
- Private gated development with visitor parking
- Driveway for 1/2 cars
- Wrap around garden
- Over 45's only
- Council Tax Band A
- EPC Band: N/A

## Accommodation

### Entrance Hallway

uPVC double glazed front door, two storage cupboards, smoke detector, radiator, double socket, heating controls, access to the loft, opening into the kitchen/diner.

### Kitchen/Diner

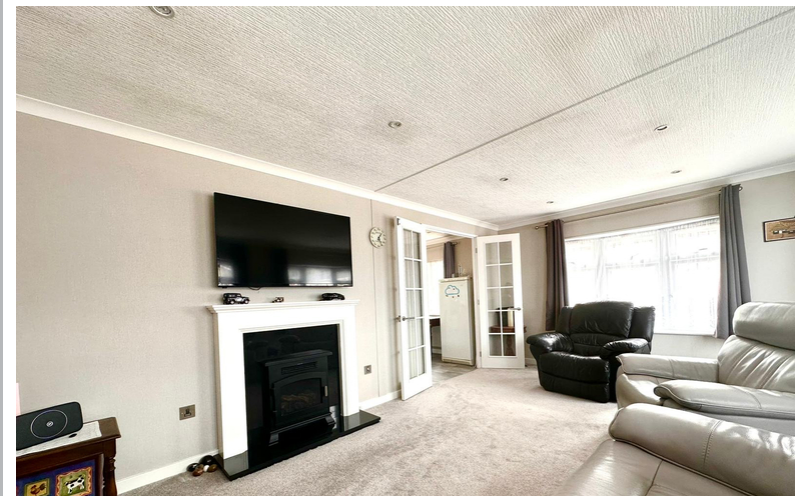
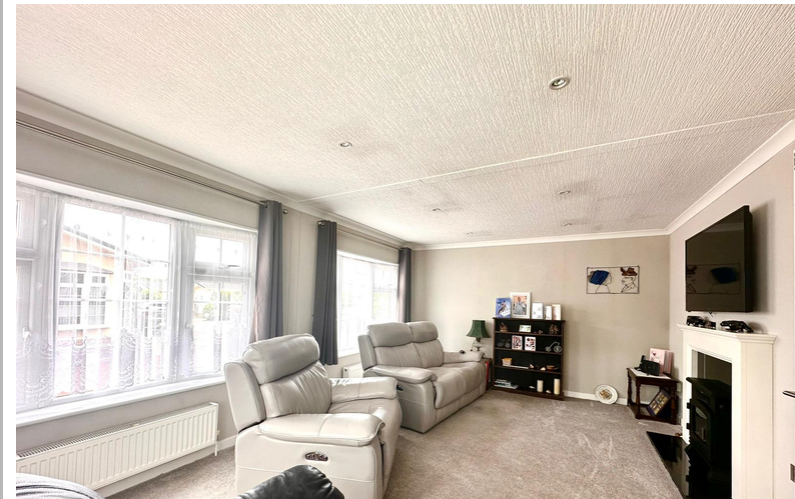
17' 9" max x 9' 6" max (5.41m x 2.90m)  
Accessed via the entrance hallway, single glazed double doors into the lounge, radiator, two uPVC double glazed window to the side aspect, matching wall and base units and display units with a roll edge work top, integrated hob with cooker hood above, tiled splash back, integrated washing machine and dishwasher, sink with mixer taps and a built in drainer, built in cupboard housing the combination boiler, built in microwave and oven, integrated fridge and freezer, plenty of double sockets, uPVC obscure double glazed door to the side aspect.

### Lounge

17' 5" x 11' 8" (5.31m x 3.56m)  
Dual aspect uPVC double glazed bay windows to the side and front of the property, two radiator, feature fireplace with an inset electric fire, wooden mantle and stone surround.

### Bathroom

Bath with mixer taps and shower head above, partially tiled, low level flush WC, wash hand basin with vanity unit below, obscure uPVC double glazed window to the side aspect, heated towel rail.





## Master Bedroom

11' 2" max x 8' 4" (3.40m x 2.54m)

uPVC double glazed bay window to the side aspect, radiator, plenty of double sockets, access to the en-suite and walk in wardrobe.

## Walk In Wardrobe

8' 5" x 3' 11" (2.57m x 1.19m)

Radiator, power and lighting, fitted shelving and hanging rails, consumer unit.

## En-suite

Tiled flooring, partially tiled walls, heated towel rail, extractor fan, low level flush WC, wash hand basin with vanity unit below, large double shower with mains shower, spotlights, obscure uPVC double glazed window to the side aspect.

## Bedroom Two

9' 11" x 8' 5" (3.02m x 2.57m)

Built in wardrobe with shelving and hanging rails, built in dressing table, plenty of double sockets, radiator, uPVC double glazed bay window to the side aspect.

## External

### Front

The front of the property has a pathway to one side leading to the fully enclosed fenced garden and steps to the front door. To the other side of the property is a driveway providing off road parking for 2 vehicles.

### Rear

The rear garden wraps around the property and is fully enclosed via fence, boarded by slate. The garden is mainly laid to patio with two areas of artificial grass with access into the kitchen/diner, an outside tap, external power, oil tank and a large shed.

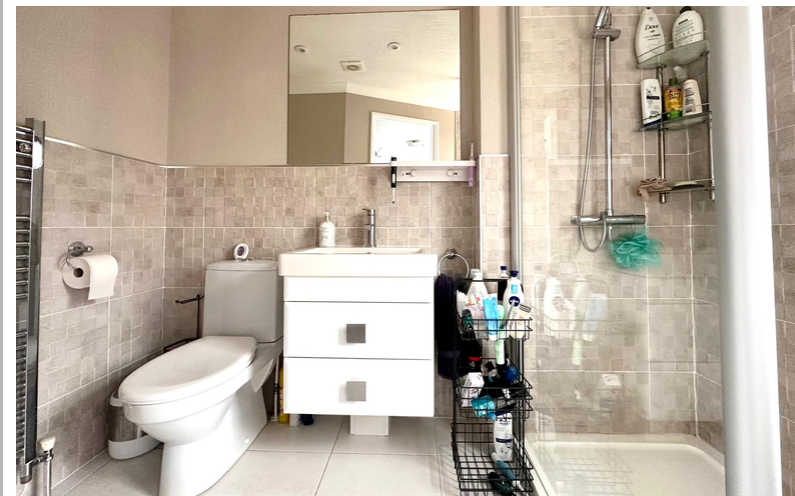
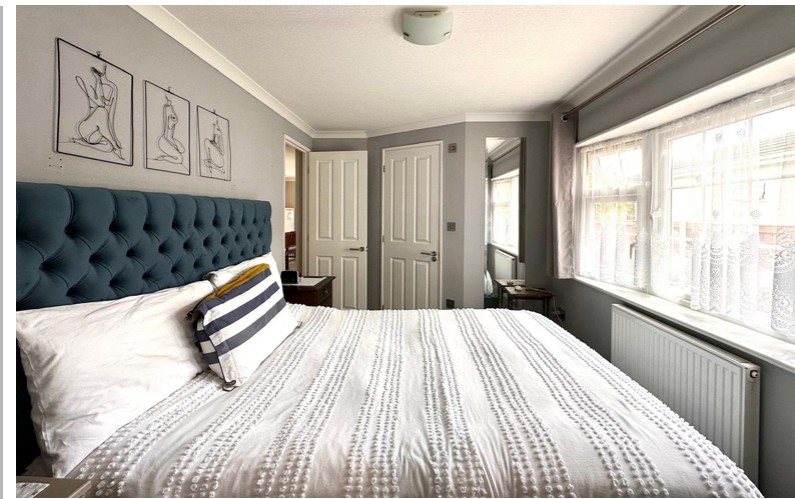
## Agent Notes

The Mobile Home Act 2013 states that park homes are neither freehold or leasehold. You sign an agreement with the site as a park home owner and although you own the park home outright, you pay a pitch fee/service charge for the land that the park home sits on and any outside space e.g. Driveway/Garden.

- The site agreement is for a period of 70 years.
- The service charge is £2400 per annum (£200pcm) fixed until 1st January 2025, when it will be increased in line with the RPI% from 31st October 2024.
- No stamp duty is payable for park homes.
- The Council Tax band is band A
- Age Restriction: Over 45's
- 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details.

## Appleacre Park

This residential development is beautifully set out in 3 acres of orchard land. It is rural but with amenities close by, with great views of the surrounding countryside. The park is exclusive for the over 45s, it is gated with CCTV and has a manned office on site. The park is pet friendly and has a bus stop just 500 yards away.

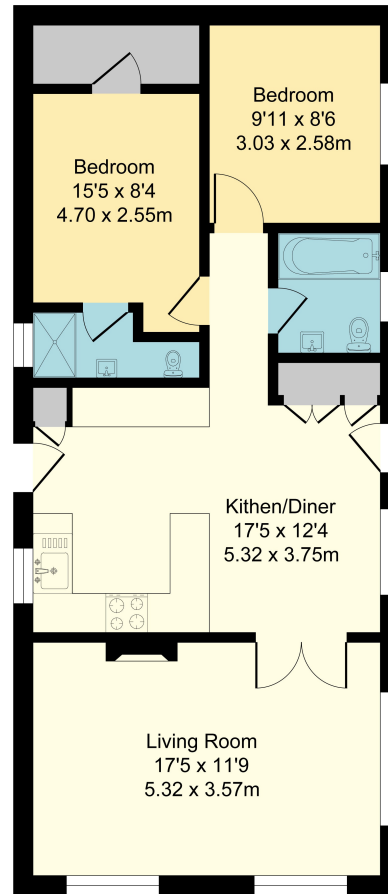








## 10 Appleacre Park Fowlmere



Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: [royston@country-properties.co.uk](mailto:royston@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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