

nick tart

2 The Ridge, Hollins Park

OIRO £230,000

Bridgnorth WV15 6QP

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Having some simply amazing views is this detached park home in excellent condition, being available with no upward chain. Situated on this popular park home site only a short distance from Bridgnorth where residents do need to be aged at least 45 years but occupancy is for 12 months of the year the property is highly recommended for viewing and has been built to a high specification. The property comprises of an entrance hall with built in storage for coats, shoes etc..... a large open plan kitchen/diner is on offer which has a stylish kitchen being fully fitted and even includes an integrated dishwasher and fridge, separate utility with door exiting to the outside, sitting room with French doors opening to the external decking area, a master bedroom with a walk-in wardrobe and stylish en-suite shower room, further double bedroom with built in wardrobes, study/office and a contemporary bathroom. Occupying a prominent position with stunning views the park home has a driveway to the side, low maintenance gardens and is predominantly decked to make the most of the beautiful backdrop. Early viewing is much advised.

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £40 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We do not receive any of the fee taken by Lifetime Legal for its role in the provision of these checks.”

Council Tax Band : A
EPC Rating : N/A
Tenure : Leasehold



Property Information

There is a property information form relating to this property where you can see further details of the property that have been given by the property owner or appointed representative.

Anti Money Laundering & Proceeds of Crime Acts:

To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

.Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc. does not guarantee the continued use in the future. You must make local enquiries and searches.



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