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# Lower Lodge Park, Rugeley Road, Armitage

£165,000



## Features

- OVER 50'S RESIDENTIAL SEMI RETIREMENT PARK
- PLACED ON THE PARK IN 2021
- MODERN LODGE WITH EN SUITE BEDROOM
- BREAKFAST KITCHEN
- OFF ROAD PARKING

## Contact Us

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## Full Description

### Entrance Hallway

Being fitted with a composite front entrance door and having two ceiling lights, loft access and useful storage cupboard.

### Lounge 5.13 x 3.33 (16'9" x 10'11")

Having feature fireplace with electric fire on hearth. Two ceiling light points, radiator, coving and two upvc double glazed windows to front aspect. French upvc doors to small patio seating area.

### Breakfast Kitchen 4.62 x 2.46 (15'1" x 8'0")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven, hob with extractor over, integrated fridge/freezer and dishwasher. Two ceiling light points, coving, radiator and upvc double glazed windows to rear and side aspects.

### Utility Room

Being fitted with work surface with integrated washing machine and tumble dryer. Ceiling light point, extractor fan, radiator, useful storage cupboard housing boiler and upvc double glazed door to rear aspect.

### Master Bedroom 3.35 x 2.84 (10'11" x 9'3")

Having walk in wardrobe. Ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

### En Suite Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, extractor fan, coving, radiator and upvc double glazed window to rear aspect.

### Bedroom Two 2.84 x 2.41 (9'3" x 7'10")

Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Wet Room

Comprising walk in shower area, hand wash basin and w.c. Ceiling light point, radiator, extractor fan, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The property was sited on the park in 2021. Having tarmac driveway to side and gravelled garden to all aspects. Calor gas tank to rear and useful storage shed.

### Agents Notes

The park is a semi/retirement park for persons 50 years of age and over with no dependent children of any age.

There are various rules of the park that need to be adhered too which a can be obtained from the site office for any potential purchaser to view

There is a ground rent of £188.00 payable per month which includes water.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos





## Property Location

