



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (93-100) A | | Very environmentally friendly - lower CO ₂ emissions (82-100) A | |
| (81-92) B | | (61-81) B | |
| (69-80) C | | (50-60) C | |
| (55-68) D | | (35-49) D | |
| (49-54) E | | (28-34) E | |
| (41-48) F | | (22-27) F | |
| (35-40) G | | (19-21) G | |
| Not energy efficient - higher running costs (1-34) | | Not environmentally friendly - higher CO ₂ emissions (1-18) | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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21 Berkeley Vale Park Berkeley GL13
9TG

Price Guide
£110,000



REFURBISHED PARK HOME WITH AIR CONDITIONING BOASTING SUPERB OPEN PLAN LIVING SPACE AND PRESENTED TO A HIGH SPECIFICATION ON THIS POPULAR DEVELOPMENT FOR THE OVER 50'S. FULLY FITTED KITCHEN-DINING-LIVING SPACE WITH INTEGRATED APPLIANCES, DOUBLE BEDROOM WITH BUILT IN WARDROBES, BATHROOM WITH SHOWER, BUILT IN STORAGE SOLUTIONS THROUGHOUT, BOILER, AIR CONDITIONING FOR HEATING AND COOLING, LOW MAINTENANCE ENCLOSED PATIO GARDENS, UTILITY SHED WITH BUILT IN UNITS AND PLUMBING FOR WASHING MACHINE, DOUBLE GLAZING THROUGHOUT, THE UNIT BENEFITS FROM LPG CENTRAL HEATING, A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS SUPERB UNIT WHICH MUST BE SEEN!

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21 Berkeley Vale Park, Berkeley, GL13 9TG

SITUATION

This Park Home is well positioned on the popular Berkeley Vale Park, which is on the outskirts of the town. The historic town of Berkeley has a range of facilities including local shops, public houses and primary school. Berkeley is famous for its historic Castle and Edward Jenner Museum. The town itself is well placed for travel throughout the South West via the nearby A38 and M5/M4 motorway network.

DIRECTIONS

On approaching the town of Berkeley from the A38, continue straight across the roundabout passing Berkeley Castle on the left hand side and continue into the town. Instead of bearing right by the Town Hall, continue straight ahead into Salter Street and continue onto Lynch Road. Proceed for approximately three quarters of a mile and turn right into Hook Street. There is adequate parking provided for visitors and overflow before you enter The Park. Entering The Park through the main entrance, no. 21 can be found a short distance along the first left hand pathway on the right hand side.

DESCRIPTION

Having been renovated by the previous owner, this one bedroom unit has 'NO ONWARD CHAIN' and is situated on a decent sized plot close to the car park, boasting superb open plan living space with ceiling lighting and is presented to a high specification. The modern kitchen has integrated appliances and an extensive range of wall and floor units. offering space for dining. The lounge area is to the front with a light and airy feel. The double bedroom has built in wardrobes, and there is an extensively newly fitted bathroom. The open plan living space is the main feature of the park home and offers excellent living space with dual aspect windows and air conditioning offering heating and cooling, patio doors open out onto a raised porch area and lead to the low maintenance patio garden with sitting areas and a pathway leads towards the brick utility shed. The unit benefits from LPG central heating, double glazing, brand new gas boiler and has been externally re-cladded. There is an additional shed for storage and fencing with a gate

to the front and rear providing dual access. A viewing is highly recommended to appreciate this superb unit.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

CANOPY PORCH

With roof and steps leading to new UPVC patio doors.

ENTRANCE HALLWAY

Having built in storage cupboard with worktop over and wall units to provide excellent and compact storage solutions. Several electrical sockets with USB ports.

OPEN PLAN KITCHEN/DINING & LIVING ROOM 7.21m x 2.89m maximum (23'7" x 9'5" maximum)

Open plan area provides exceptional space throughout, excellent for entertaining and having a bright and airy feel.

KITCHEN/DINING ROOM

Extensively fitted with a range of high gloss wall and base units with worktop and upstands, one and a half bowl sink and drainer, built in fridge/freezer, dishwasher and oven with induction hob and extractor hood, pan drawers, dual aspect double glazed windows and space for dining area and air conditioning unit for heating and cooling.

LOUNGE AREA

Having double glazed window to front and upvc door to side, radiator and cupboard housing brand Worcester boiler.

BEDROOM 2.89m x 2.83m (9'5" x 9'3")

Having dual aspect windows to back and side, fitted built in double wardrobe with shelving and lighting and ample plug sockets.

BATHROOM

Upgraded modern suite: bath with shower over, WC and vanity washbasin with storage under, ladder radiator, mirror with built in cupboard, shaver socket and demister, modern wall cladding panels and double glazed window to side.

EXTERNALLY

The property has a low maintenance patio style entertaining space. A pathway gives access to the brick built utility shed, with built in wall and base units, plumbing for washing machine electric and power. There is a gated area for housing LPG bottles and shed area, leading onto a graveled area. The property has a boundary fence with front and rear access gates.

AGENT NOTES

The current ground rent is £171.47 per month and payable to Berkeley Vale Park Home Limited. The fee is reviewed annually in January and includes clean water charge.

No dogs are allowed on The Park.

The site is for occupiers over the age of 50 years.

Mains electricity, water and drainage are understood to be connected. LPG central heating plus air conditioning. Council Tax Band: 'A'

Broadband: Fibre to the Cabinet

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

