



10th Avenue, Holly Lodge, Tadworth

The **PERSONAL** Agent

£150,000

Leasehold

- Park Home
- Over 50's Only
- Two Bedrooms
- Kitchen/Dining Room
- Separate Living Room
- Private Garden
- Parking For Two Cars
- Quiet Location

The Personal Agent are pleased to present the opportunity to purchase this two bedroom park home. Located on a popular park - Holly Lodge, which is for the over 50's.

The home enjoys a quiet location and boasts a larger than average private garden and parking for two cars.

The property comprises a double aspect lounge, double aspect kitchen diner with a range of eye and base level units, built-in oven and hob, and space for utilities, with space for a dining table. Two double bedrooms, served by the family



bathroom.

Outside there is a private garden with a paved terrace for dining, the remainder is lawned with mature planting. There is also parking for two cars in tandem.

Further notes to mention include, double glazing and a new central heating boiler.

Holly Lodge is a well maintained park where all residents must be aged 50 or above, and no dogs are permitted.

The current pitch fee is £182.50 per month

Lower Kingswood is a small but thriving village with excellent road networks. Junction 8 of the M25 gives access to the motorway network with Gatwick and Heathrow airports, 16 and 32 miles, in distance respectively. The area is surrounded by acres of common and heath land, along with Epsom Downs, which is location for the world famous Derby.

The village shops in Lower Kingswood cater for day-to-day needs and there are larger shopping facilities at Epsom, Banstead and Reigate.







Holly Lodge, Lower Kingswood
Total Area: 51.2 m² ... 551 ft² (excluding driveway, garden)
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