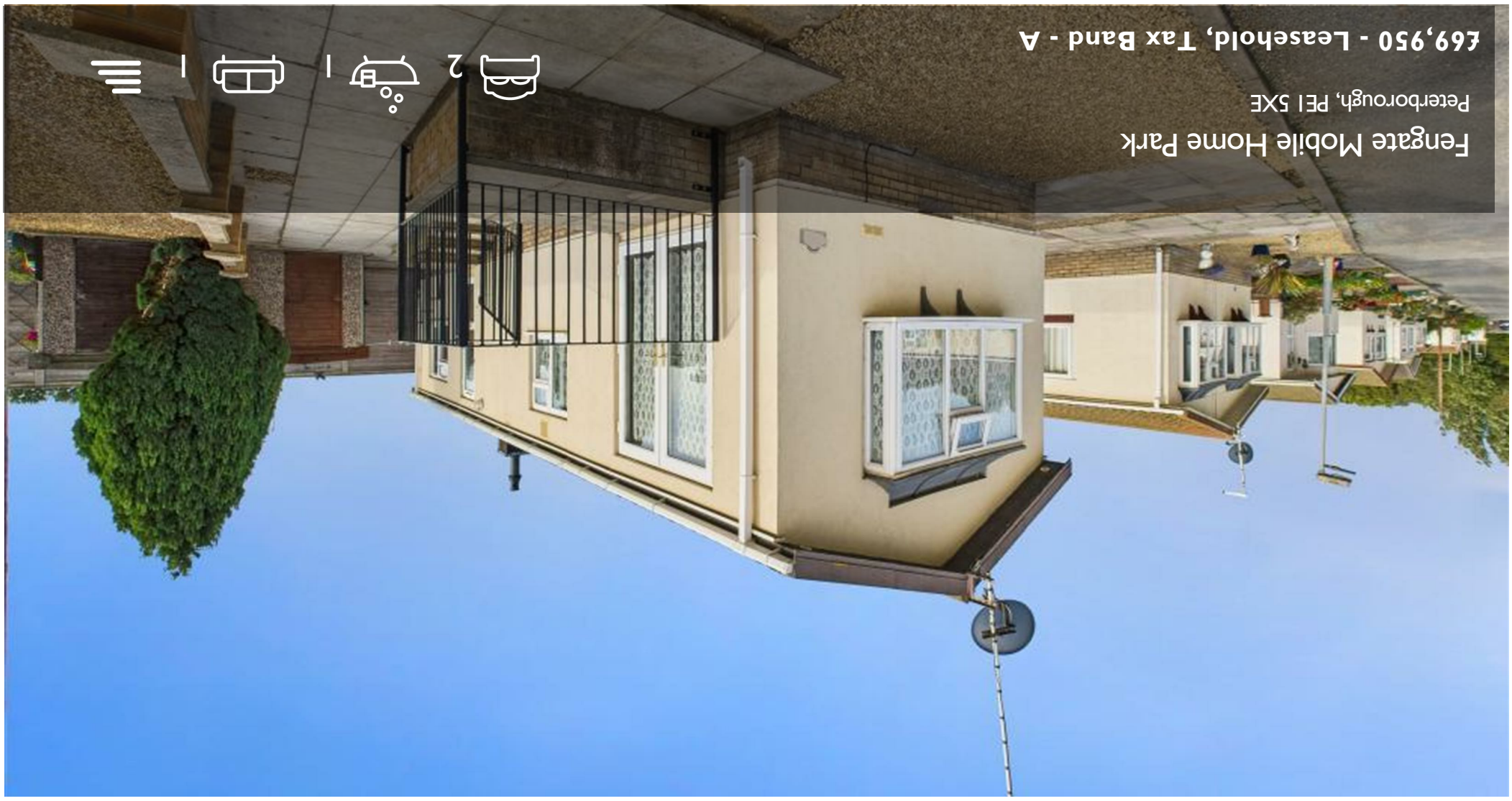


Fengate Mobile Home Park

Peterborough, PE1 5XE

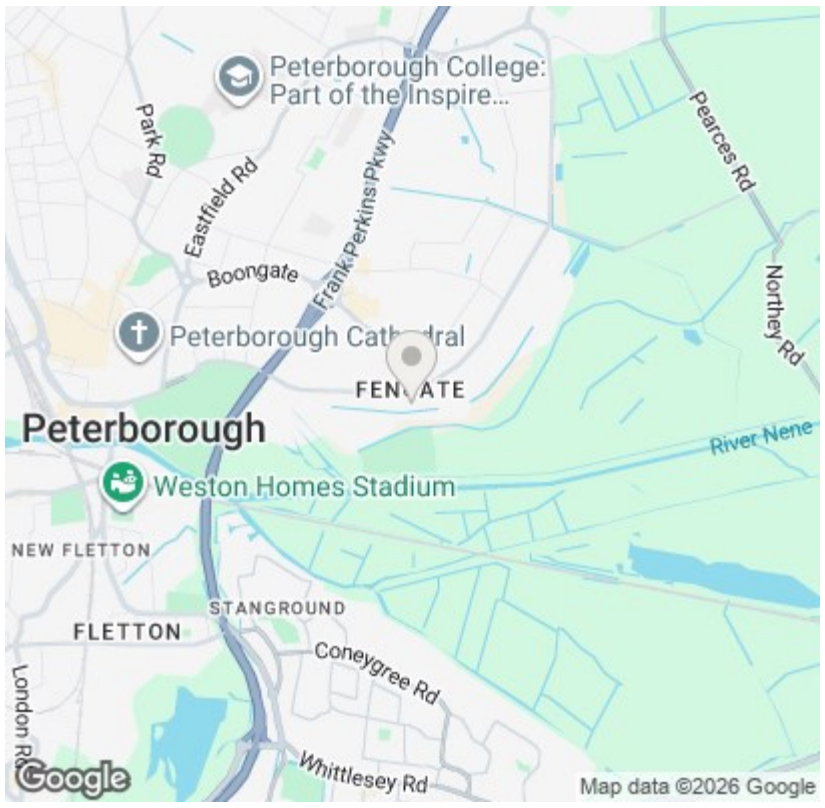
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£69,950 - Leasehold, Tax Band - A

Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Fengate Mobile Home Park

Peterborough, PE1 5XE

Situated in the heart of Peterborough, this two-bedroom mobile home is an excellent opportunity for those seeking a peaceful yet well-connected lifestyle. Located within a friendly over-45's complex and offered to the market with no forward chain, it combines comfort and convenience. The property benefits from off-road parking, a private garden with storage shed, and is pet-friendly, making it a versatile choice. With easy access to local bus routes and city amenities, it is an ideal downsizing or retirement option.

This well-presented mobile home offers a bright and welcoming interior, perfectly suited for relaxed living. The accommodation comprises a spacious living room and a separate kitchen/dining room, providing a practical layout for everyday use. There are two good-sized bedrooms served by a family shower room, making it ideal for couples or individuals.

Outside, the property enjoys a private garden area with a useful storage shed, as well as off-road parking for residents' convenience. The development itself is reserved for those over 45, offering a peaceful and sociable community, while also being pet-friendly. Located in central Peterborough, the home is just a short distance from shops, amenities, and bus routes, providing excellent connections across the city. Offered with no forward chain, this is a fantastic opportunity to secure a low-maintenance home in a sought-after position.

Entrance Hall
1.45 x 1.79 (4'9" x 5'10")

Kitchen Diner
3.51 x 2.97 (11'6" x 9'8")

Living Room
3.51 x 2.83 (11'6" x 9'3")

Master Bedroom
3.01 x 2.28 (9'10" x 7'5")

Bedroom Two
2.65 x 1.33 (8'8" x 4'4")

Bathroom
1.98 x 1.70 (6'5" x 5'6")

EPC - Exempt

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.
Ground Rent - £2280 per annum (£190 pcm)



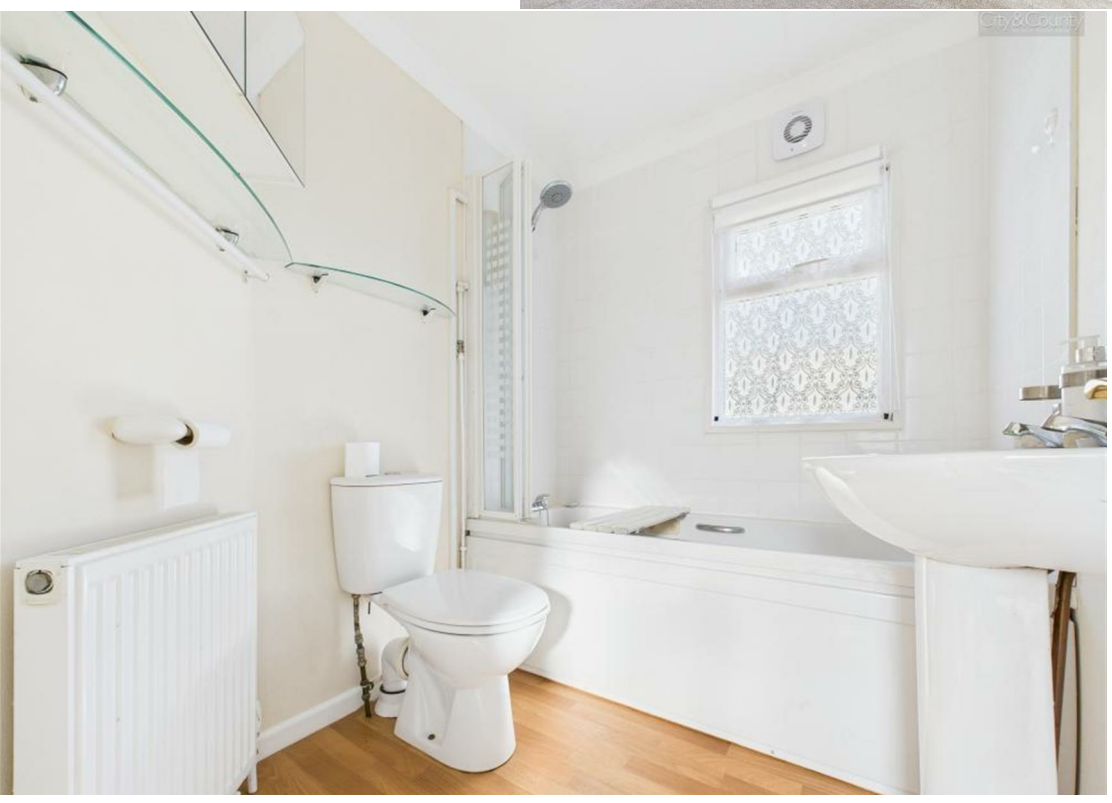


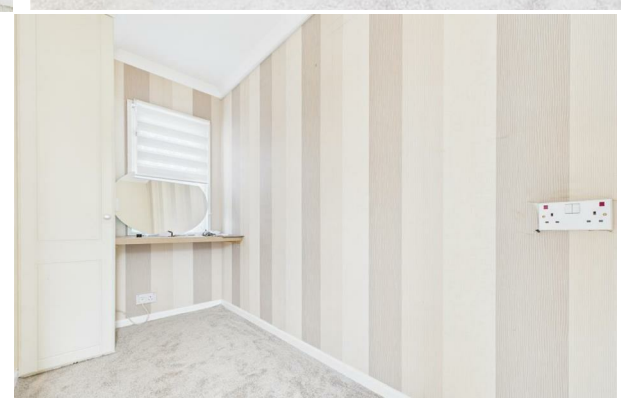
















IMPORTANT LEGAL INFORMATION

Construction: Mobile Park Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Yes
Listed building: No
Permitted development: No
Holiday home rental: Yes
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Lpg
Internet connection: Adsl
Internet Speed:
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL