
Ibbett Mosely
bett Mosely







Berrys Green Road, Berrys Green, TN16 3AN

Asking Price £125,000 Leasehold

CASH BUYERS ONLY

A one bedroom Park Home with gas central heating situated on a well maintained park about two miles from Biggin Hill.

There are no age restrictions regarding occupation

- Bedroom
- Kitchen
- Shower Room
- Gas Central Heating
- Reception Room
- Garden

LEASEHOLD IN PERPETUITY
A one bedroom detached Park Home with gas central heating and garden, (parking available by separate arrangement).
There are no age restrictions regarding occupation and a cat would be allowed (Dogs are not permitted in this home under the terms of the park home estate rules)

LOCATION

Restavon Park is located about two miles from Biggin Hill where you will find a selection of shops, a Waitrose Supermarket, a Tesco Express, a library and leisure centre with swimming pool. There are schools for all ages in Biggin Hill as well as sporting and recreational facilities.
Bus connections from Biggin Hill to the Croydon Tram Link and to Orpington, Hayes and Bromley all with a wider choice of shops and stations to London. M25 access from junction 4.

ACCOMMODATION

Entrance hall, kitchen, reception room, bedroom and shower room.
Outside: Garden.

PARK HOME ESTATE RULES

A copy of the Park Home Estate Rules are available on request.

PETS

1. One cat only per home is permitted.
2. Under the Park Home Estate Rules a dog is not permitted.

PITCH FEES

These are currently charged at £203.35 per month with an additional payment of £17.42 for water,

PARKING

There is no allocated parking with the property, we are advised that parking spaces, subject to availability are charged at £9.75 per month and garages at £37.50 per month.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX
Bromley Borough Council - Band

NOTES
1. If you purchase a Park Home you will be required to deduct an amount equivalent to 10% from the agreed sale price and pay this amount directly to the site owners bank account following completion of the sale.
2. The property is Leasehold in perpetuity. often advised as, "Regulated Leasehold".

ROUTE TO VIEW
Leave to Biggin Hill on the Main Road towards Bromley, pass the Black Horse Pub on the right and then turn right into Jail Lane, pass the Charles Darwin Academy and Cudham C of E Primary School. Turn right soon after into Berrys Hill and then first right into Berrys Green Road. Restavon Park will be found on the
left.



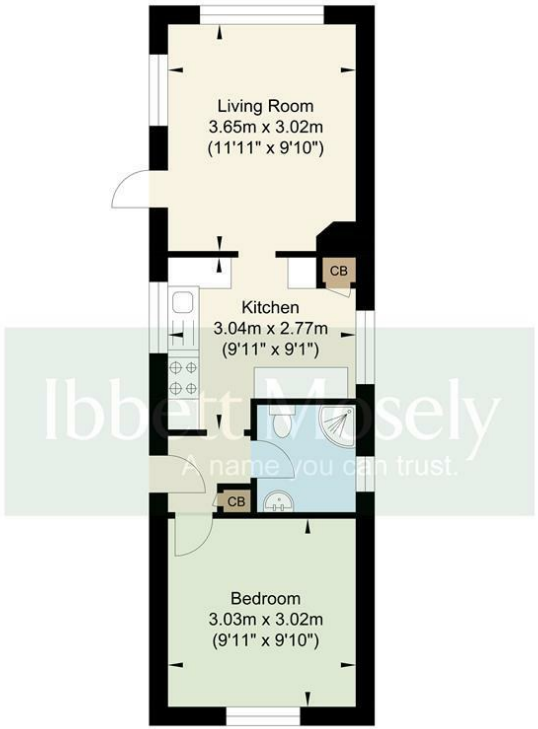






EPC Rating-

Berry's Green Road



Ground Floor
Approximate Floor Area
357 sq ft
(33.16 sq m)

Approximate Gross Internal Area = 33.16 sq m / 357 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely
A name you can trust.

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0