



Avon View Park Homes, Oxford Road, Ryton On  
£100,000 ON RED

**archerbassett**  
LETTINGS AND SALES



**\*\*PARK HOME\*\*** A well presented and spacious Park Home which is situated in a quiet development with views of open countryside and close to Coventry Airport Retail Park. Briefly comprising of a generously sized lounge with feature fireplace, separate dining room and fitted kitchen with a range of wood effect wall and base units. The bathroom features waterproof flooring and includes a corner shower cubicle. W/C and hand wash basin. Both double bedrooms have fitted wardrobes and other benefits include a private driveway. **\*\*CASH BUYERS ONLY\*\***

**Lounge**  
**19'1" x 10'1" (5.83m x 3.09m)**

A spacious lounge with dual aspect double glazed windows and patio doors with feature fireplace and carpet.

**Dining Room**  
**9'7" x 7'4" (2.94m x 2.25m )**

Separate dining room with double glazed window to side, built in storage cupboard and carpet.

**Kitchen**  
**9'2" x 10'4" (2.80m x 3.15m)**

Double glazed window to side, modern fitted kitchen with a range of wood effect wall and base units.

**Bedroom 2**  
**9'4" x 7'4" (2.86m x 2.26)**

Double glazed window to rear with views of open countryside. Double room with fitted wardrobes and carpet.

**Bathroom**  
**6'5" x 6'1" (1.96m x 1.86m )**

Double glazed window to side, fully tiled wet room with corner electric shower cubicle, W/C and hand wash basin.

**Bedroom 1**  
**9'4" x 10'2" (2.86m x 3.12m)**

Double glazed window to side, good sized double room with fitted wardrobes and vanity.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Tenure - Leasehold**

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

**Park Home Information**

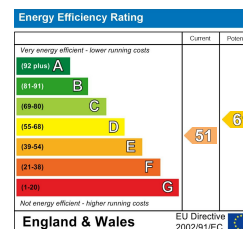
- Cash buyers only.
- No expiry on the leasehold
- Ground Rent is £207pcm

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.

**Agent Notes**

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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