



IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 19 Knightcrest Park, Everton, SO41 0BA

- Three Bedrooms
- Kitchen
- Large Living Room
- Call To View
- Bathroom & En Suite
- Lovely Location
- Drive To Side
- Bus Route Close



SUPERB LARGE PARK HOME SITUATED IN A LOVELY VILLAGE LOCATION!  
We are pleased to offer this modern and spacious 46' x 20' park home with many fine features including an ensuite and a great location adjoining a wooded area. Lymington Town, Milford beach and the open New Forest are all just a short drive away. Main occupant needs to be 55+. A dog is allowed! 'Wessex Dorset' design.

Accommodation: There is a lovely large 'L shaped' living/dining room. There is a kitchen and three bedrooms. There is an ensuite shower room as well as a main bathroom.

Outside: There are small gardens all round the property and the drive gives off road parking, there is a particularly private area to the rear where there is also a shed and this adjoins a pleasant wooded area. The garden is mainly paved for the ease of maintenance. Small pond.

TENURE: These residential park homes are neither freehold or leasehold and hence it is difficult to define the tenure of these properties in the traditional sense as you own the property outright but not the land it sits on. Hence the pitch fee/ground rent payment is for the right to be situated in this position for perpetuity (subject to conditions), ie no defined time, so its better than a lease that counts down year by year.

Note: Worcester Bosch boiler still has 2 years guarantee remaining. Windows & doors still have 4 years remaining on guarantee. 60mm outside cladding still has 22 years remaining on guarantee.

Monthly pitch fee: £224 per month

COUNCIL TAX BAND: A