

99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

2 Bed Park Home In 5Star Resort Lyons Eryl Hall , ST ASAPH, LL17 0EW £40,000





SHORT DESCRIPTION

Property Ref: 14703 Site Fees From £2995 (Promotion) Lease To Vary but normally 20 years from Manufacture - please see the site for more detail The Property Can NOT be used as a Main Residence due to rules. - but can be your home from home 10.5 months of the year We are pleased to present an exceptional Location at LYONS ERYL HALL, ST ASAPH, This wonderful residence boasts 2 bedrooms, 1 bathroom, and a large open-plan dining living area, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a parking means. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. -----

----- Lyons Eryl Hall's luxurious surroundings and scenery makes this owners-only holiday park is one of the most prestigious in Denbighshire. This site is steeped in history, with the holiday park sitting in the grounds of an idyllic 19th-century country hall, overlooking the historic cathedral city of St Asaph. Expect quality, contentment, and comfort 10.5 months of the year with our bar and restaurant. Owners can unwind with full use of our gym and indoor heated swimming pool. Our bingo nights, quiz nights, entertainment room, and playing field offer fun for all the family. -----

----- Key Features Bedrooms 2 Bathrooms 1 Size 40ft x 12.5ft Features Central Heating Decking Included Double Glazing Electric Fire Integrated Kitchen Appliances Open Plan Kitchen Patio Doors Discover the 2016 WILLERBY WINCHESTER 40FT X 12.5 FT, a luxurious retreat designed for ultimate comfort. This elegant static caravan features two spacious bedrooms and two modern bathrooms, ensuring plenty of room for relaxation. Enjoy the warmth of central heating and the efficiency of double glazing year-round. The open-plan kitchen, equipped with integrated appliances, is perfect for all your culinary needs, while the electric fire adds a cosy ambiance to the living area. Patio doors open to an included decking, ideal for outdoor relaxation and entertaining. Experience the perfect blend of luxury and functionality with this holiday home. Property Type: Park Home Full selling price: £40,000 Pricing Options: No Status Tenure: Leasehold Remaining lease (In Year): 20 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2995.00 Outside Space: Balcony, Terrace, Patio Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free:Chain Free Possession of the property:Self-occupied... -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

