



HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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10831 CENTRAL PARK AVENUE, NEW PORT RICHEY, FLORIDA, 34655 – 2208, USA.

£30,000 LEASEHOLD

- * 2 BEDROOMS EN- SUITE
- * DINING ROOM
- * CAR PORT
- * USE OF THE COMMUNAL GROUNDS, VILLAGE FACILITIES AND SWIMMING POOL
- * LOUNGE
- * UTILITY ROOM
- * KITCHEN
- * GARDENS

A detached, park home style bungalow on a retirement complex in rural setting. Use of Swimming Pool, Jacuzzi, Tennis Courts and grounds. The property was constructed in 1988 to a very high standard and is offered for sale fully equipped.

The 'Gated Community' property is situated on a large secure complex with landscaped grounds, lakes and entertainment facilities. Occupation is limited to persons of 55+ years, thereby ensuring some tranquillity. Nearby towns are Tampa, Clearwater and Springhill, with shopping facilities nearby. The owners have owned the property for some 19 years and are available to supply further information if required.

The accommodation comprises –

MASTER BEDROOM With Queen size bed, all the bedding. Bedroom suite. Ceiling fan.

BEDROOM 2 Ceiling fan.

DINING ROOM

LOUNGE Completely furnished with Tv and sliding doors to -



SUN ROOM

Table with 4 chairs. Wicker loveseat and chair. Ceiling fan.



KITCHEN

Large electric cooker. Fridge/Freezer. New dishwasher.

UTILITY ROOM

With washing machine and tumble dryer.

OUTSIDE

Car Port with parking for 2 cars. Garden with roses and local plants. Lawns are maintained by the park under the maintenance contract. Large outside storage unit.

SERVICES

We understand main services to be connected. Air conditioning and heating units recently replaced.

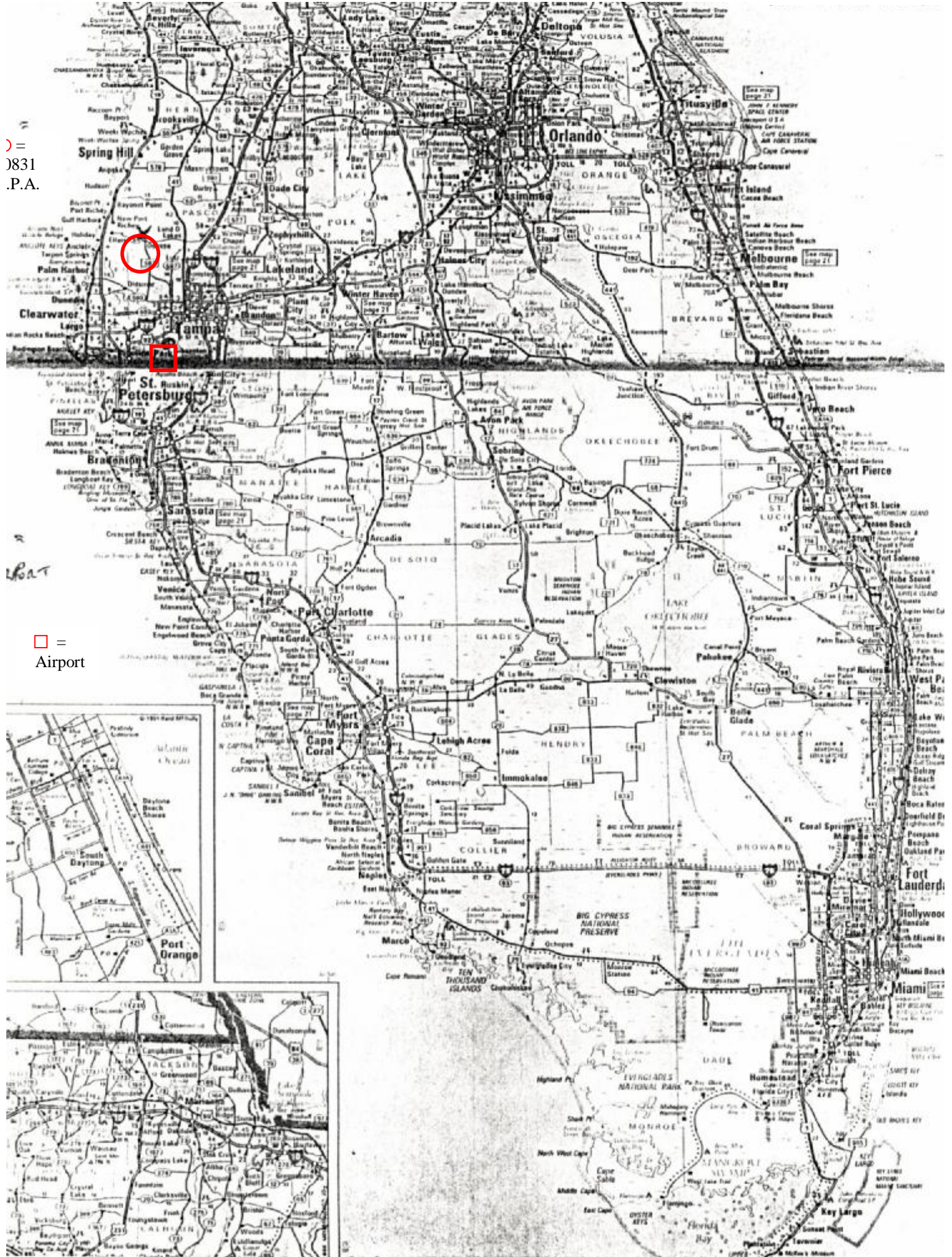
OUTGOINGS

Maintenance £2,100 per year for use of all the park facilities. Local government tax £89.00 per year.

The property has been let to produce income of £700.00 per month excluding electricity and telephone.



The statements in these particulars as to the property are not to be relied on as statements of represe

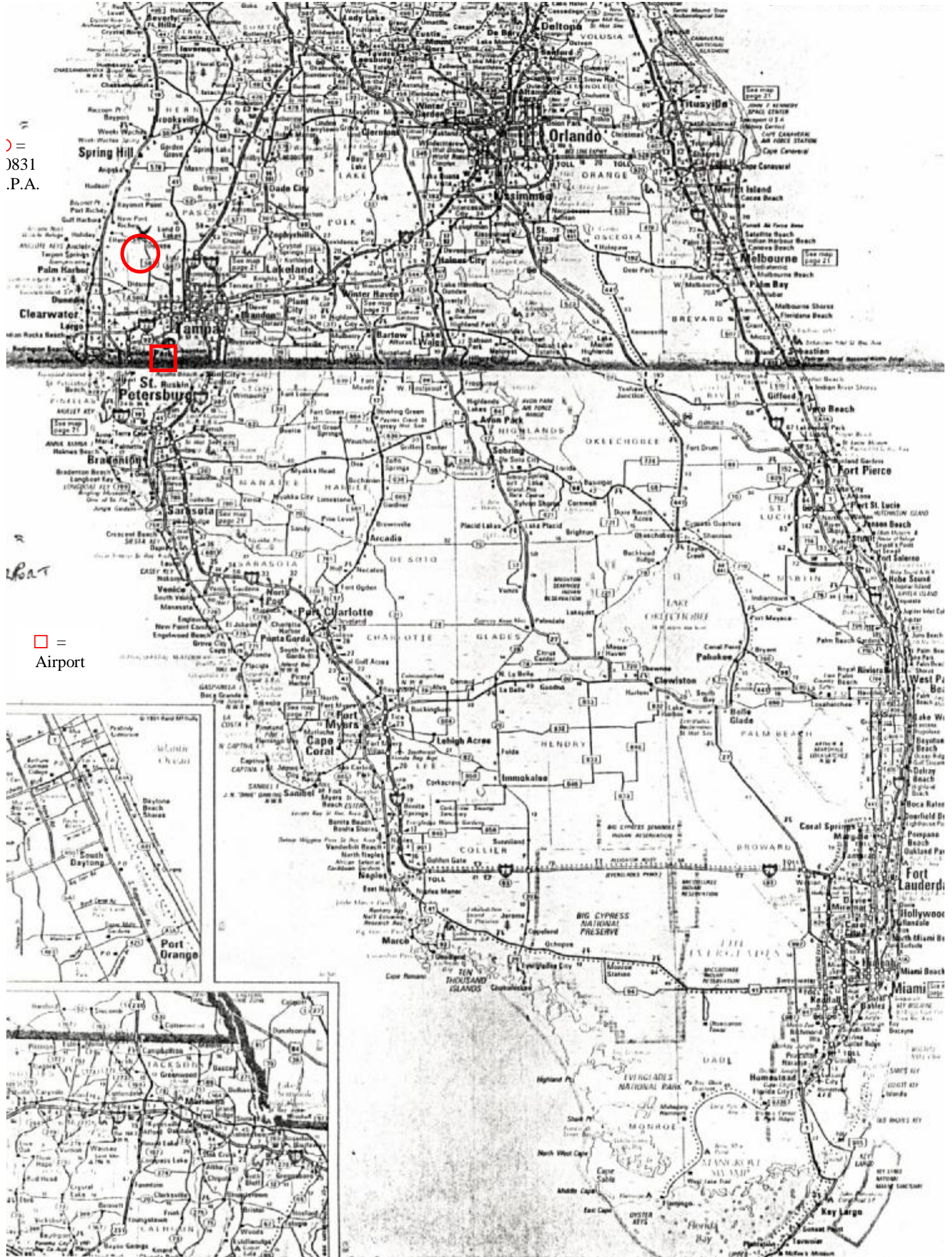


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