

# FOR SALE

# £124,950

## 35' x 12' Pemberton Avon



2024 Model  
Single unit  
Two bedrooms  
One bathroom  
Lounge with dining area  
Kitchen with appliances  
Furnished  
Modern décor  
Gas central heating  
Garden

### 40 Avondale Park Main Road, Colden Common, Hampshire, SO21 1TF

Don't miss this rare opportunity to own a new build residential park home located at Avondale Park in Colden Common. This Pemberton Avon stands at 35' x 12', with two bedrooms, one bathroom and a lounge with dining space.

Located in a peaceful, well-maintained park with plentiful parking.

#### Sales Contact

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Avondale Park is a part of

# General Estates

— PARK HOMES —



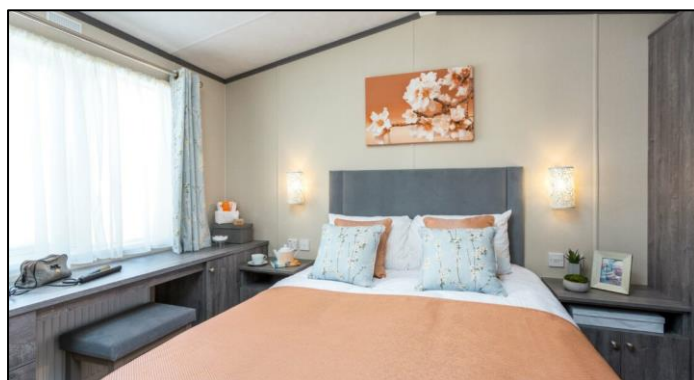
# About the Home



**Living/Dining Room**



**Kitchen**



**Main Bedroom**



**Second Bedroom**

With a Pemberton Avon, you can anticipate a great standard of fixtures and fittings, along with ingenious storage solutions and meticulous attention to detail.

There is no compromise on style or design, as evidenced by the soft greys, creams, and pastel colors that pervade the Avon model, bestowing upon it an authentic contemporary flair. The open-plan layout facilitates ample fixed seating and the sightline from the kitchen ensures that the chef can invariably engage with their guests.

The modern kitchen includes integrated appliances, such as a fridge freezer, cooker with separate oven and grill, microwave and dishwasher. This opens to the lounge area and dining space, which includes fitted furniture, such as a roomy L-shaped sofa.

The home includes a main bedroom with a walk-in wardrobe and double bed, while the second bedroom includes a single bed with space for furniture or a desk. You will find fitted furniture in both rooms.

The bathroom is modern throughout and includes a shower.

This Pemberton Avon is fully furnished so moving could not be simpler. It also includes central heating and double glazing throughout.

Externally, the home includes a low maintenance garden. There is also plentiful parking in the main car park towards the rear of the park.

\*Please note: the photos in this brochure are CGI representations from Pemberton. Aspects, including colour-schemes, may vary in the final product \*





# About the Pitch



The Pemberton Avon will be pitched on 40 Avondale Park, a quiet and privately owned residential park that consists of 95 homes in total.

No. 40 is a back row plot with a low maintenance garden ready for the new owner to put their stamp on it.

Parking is in the large main car park located at the rear of the park.

## Other Information

- The pitch fee for this home will be £250 each month.
- General Estates charge for incoming water usage at Avondale Park. The charge is based on shared water usage. We operate a budget billing system whereby your annual expected usage is calculated over a twelve-month period, from 1st February to 31st January, but charged over a ten-month period between April and January.
- The gas connection will be LPG.
- Council tax charge is Band A.
- Residential mobile homes must be bought as a full cash purchase.

## About Avondale Park

Avondale Park is conveniently located in Colden Common, a popular and valuable retirement area close to Winchester. The park is approached from the B3354 road which runs through the town from Winchester towards Hedge End. Local facilities are available a short distance away in Colden Common, with more comprehensive shops and services available in the City of Winchester, 5 miles to the north and the town of Eastleigh, 4 miles to the south.

The park is only a few miles from the M3 motorway which provides easy access to Southampton and the New Forest travelling south and to London and the M25 motorway travelling north.

### Notable Park Rules:

- Residents must be over the age of 18 years
- One cat and/or one dog permitted per home
- One vehicle permitted per home.

**To arrange a viewing or for any further information, please contact:**  
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