



## 136 MEDINA PARK

FOLLY LANE, PO32 6NF

£100,000  
LEASEHOLD

This fully residential 2 bedroom property is exclusively for the over 50s, offering a peaceful and serene living environment. Situated in a quiet position, this chain-free home provides a perfect retreat for those looking to downsize or enjoy a tranquil lifestyle.

**W | Williams**  
SALES & LETTINGS

# 136 MEDINA PARK

- 2 bedroom park home
- Quietly positioned
- Wrap around garden
- For the over 50's
- CHAIN FREE



## The accommodation with approximate measurements

### Door to

### Porch.

Space and plumbing for washing machine. Open to :

### Hallway

Double glazed window to side aspect. Radiator.

### Lounge 13'11" x 9'2"

Double glazed windows to rear and side aspects. French doors to side aspects. Radiator.

### Kitchen 9'2" x 6'2"

Fully fitted with matching wall, base and drawer units. Stainless steel sink and drainer and mixer tap. Electric hob with extractor over. Fitted electric oven. Double glazed window to side aspect.

### Bedroom 9'2" x 9'10", 15'4'2"

Double glazed windows to front and side aspects. Radiator. Built in wardrobes.

### Bedroom 5'10" x 6'3" ( plus wardrobes)

Wardrobes with sliding doors. Vaillant wall hung boiler. Radiator. Double glazed window to side aspect.

### Shower room

Double glazed window to side aspect. Fully tiled. Shower cubicle. Hand basin with vanity storage. Low level WC. Radiator.

## Outside

Wrap around garden. Paved and shingle for easy maintenance. Shed.

## Additional Information

Council tax band "A"

Make: Lissett, Grosvenor 1973 .45 x 10

EPC: Exempt

Ground rent: £125 per month

Sewarge charge: £ 15 per month

Please note: NO DOGS ALLOWED ON THE PARK, POTENTIAL BUYERS MUST BE OVER THE AGE OF 50.

10% IS PAYABLE BACK TO THE PARK OWNERS ON RE-SALE.



## 136 MEDINA PARK





# W | Williams

SALES & LETTINGS

Williams Estate Agents  
41 High Street  
Wootton Bridge  
Isle Of Wight  
PO33 4LU

01983 883333  
[sales@williamsisleofwight.co.uk](mailto:sales@williamsisleofwight.co.uk)  
[lettings@williamsisleofwight.co.uk](mailto:lettings@williamsisleofwight.co.uk)  
[www.williamsisleofwight.co.uk](http://www.williamsisleofwight.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements