



Falcon Park  
Cambridgeshire  
CB24 3DE

abode



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Abode are happy to offer this brand new static home for sale in the popular village of Longstanton. The home is built by the UK's number one park home manufacturer, Prestige to exacting standards and is offered brand new. Comprising of two double bedrooms with built in wardrobes, an ensuite shower room to the master bedroom, family bathroom, separate kitchen included integrated appliances, and a lovely 220 square foot open plan lounge and dining room. The property extends over 70 square meters and is brand new. The park is for the over 50s only, the ground rent is £178 per month. Park rules, and terms and conditions apply. Available immediately.

**Lounge/Dining Room: 5.72m ( 18'10" ) x 5.14m ( 16'11" )**

With two bay windows to front aspect, window to side aspect, and window and patio door to side.

**Kitchen: 3.04m ( 10'0" ) x 2.80m ( 9'3" )**

With integrated electric oven, fridge freezer, washing machine and dishwasher.

**Bathroom: 1.70m ( 5'7" ) x 1.82m ( 6'0" )**

A three piece suite comprising of bath with shower above, WC and basin with vanity beneath. Frosted window to side aspect.

**Bedroom 2: 3.10m ( 10'3" ) x 2.67m ( 8'10" )**

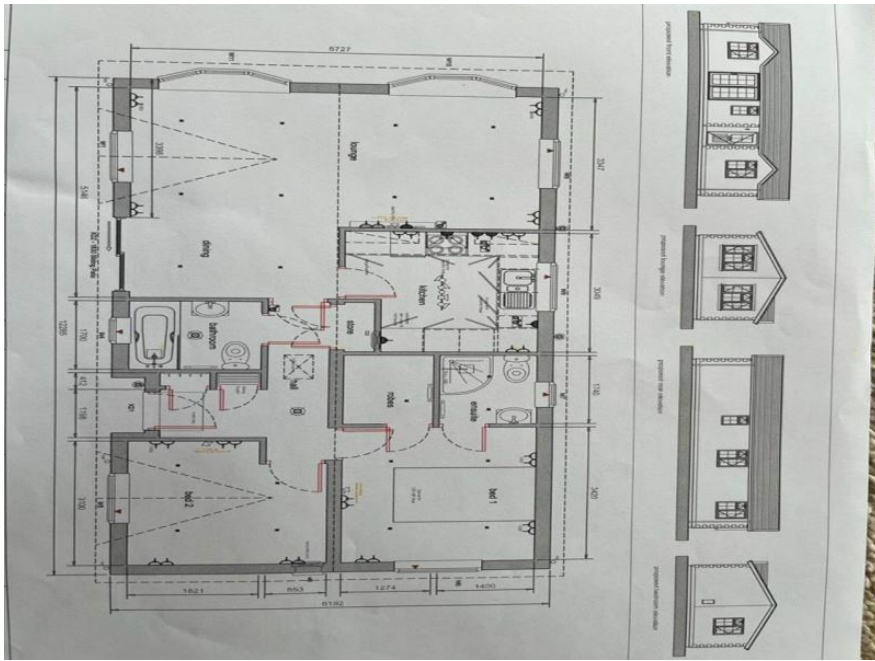
With window to side aspect, fitted draws and wardrobe.

**Master Bedroom: 2.62m ( 8'8" ) x 3.42m ( 11'3" )**

With a large walk in wardrobe, and ensuite shower room. Window to rear aspect.

**En-Suite: 1.74m ( 5'9" ) x 1.40m ( 4'8" )**

A three piece suite comprising of shower, WC and basin with vanity beneath. Frosted window to side aspect.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	