

FOR SALE

SWIFT ARDENNES

£35,500

35'x 12'
2 BEDROOM



The all new Swift Ardennes at Smytham Holiday Park has now arrived and is ready to view. This brilliantly priced holiday home promises to be a favourite amongst couples and families alike.

KEY FEATURES:

- ✓ **FRONT ASPECT WINDOWS**
- ✓ **COUNTRYSIDE VIEWS**
- ✓ **INTEGRATED APPLIANCES**

For more information or to arrange a viewing call:
Tina on 07849 399 327 or 01392 271 222
or email tina.smythamsales@gmail.com





SWIFT ARDENNES

35'x12' - 2 BEDROOM

£35,500

As you enter the home you are greeted by a large open spaced area made light and airy with the full length front window which offers a scenic view. The soft furnishings provide a fresh and luxury feel with a "Sweden Lime" colour scheme which are practical in design and are made with easy clean fabrics. The "Tisano Oak" woodgrain throughout creates a warm modern feel. There is a large L-shaped sofa which can accommodate extra guests with a double pull out bed. The lounge carpet has underlay so you can feel the soft bouncy carpet under your feet.

The free standing table and chairs offer a good sized family dining area, whilst the kitchen comes fully fitted and includes all your mod cons. You will find an integrated microwave, integrated full height fridge freezer, gas hob with a glass fronted oven and grill.

This home is fantastic for the long 50 week season and comes with uPVC windows with push button security locks, central heating and insulation in the walls, roof and floors. You can have peace of mind too with the galvanised chassis which is guaranteed for 10 years.

HOME FEATURES:

- ✓ Double glazing
- ✓ Central heating
- ✓ Galvanised chassis
- ✓ Good provision of double sockets throughout
- ✓ USB double socket
- ✓ Coffee table
- ✓ Lined curtains and tie backs
- ✓ Additional shelving by unit for DVD player
- ✓ Integrated appliances
- ✓ Duvalay mattresses
- ✓ En-suite WC and hand basin

RUNNING COSTS

Site Fees	£2621.68 inc. VAT
Gas	Standing charge: £25.00 + VAT Metered – pay for what you use 200.75p/unit + VAT
Electric	Metered –pay for what you use 13.94p/unit
Rates	£185.72 inc. VAT
Water & Sewage	£120.00 inc.VAT

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