



- RETIREMENT PARK HOME
- CASH BUYERS ONLY
- CHAIN FREE
- 32' X 12' PARK HOME

### St Johns Caravan Park, Theobalds Park Road, Enfield, EN2 9JG

Situated on an intimate retirement park for the over 55's with local bus routes in picturesque location we offer this one bedroom park home. Free resident parking. Gas central heating. Full double glazing. Fenced plot surround the unit. Chain Free.

**PRICE:** Offers In Region Of £155,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Situated on a small residential park home site for residents aged 55 or over we offer this 32' x 12' park home.

The unit is well placed on a personal fenced plot and offers a professionally laid patio area and lawned garden to the side aspect. The property itself benefits from gas central heating and full double glazing.

St Johns Park is an intimate park close to local picturesque walks, close to Crews Hill BR Station and with the added benefit of 456 regular bus service into Enfield and furthermore onto North Middx Hospital. This park welcomes well behaved dogs.

The accommodation in brief comprises open plan living area which leads onto the kitchen with fitted appliances and integrated fridge/freezer and washing machine. The breakfast area offer double glazed French doors to the side garden. There is a full bathroom with jack and jill doors providing an en-suite to the bedroom or guest access from the entrance hall and one bedroom with fitted double wardrobe cupboard.

Vendor is suited and therefore viewing is highly recommended. Cash purchasers only.



**ACCOMMODATION IN BRIEF COMPRISSES:**

**ENTRANCE HALL**

5' 7" x 2' 8" (1.7m x 0.81m)

**OPEN PLAN LIVING AREA**

12' 0" x 10' 2" (3.66m x 3.1m)

**OPEN PLAN KITCHEN/BREAKFAST ROOM**

12' 0" x 7' 9" (3.66m x 2.36m)

**BATHROOM**

8' 5" x 5' 7" (2.57m x 1.7m)

**BEDROOM**

12' 0" x 7' 5" (3.66m x 2.26m)

**EXTERIOR**

Personal gardens surround the unit with side lawn and front patio area

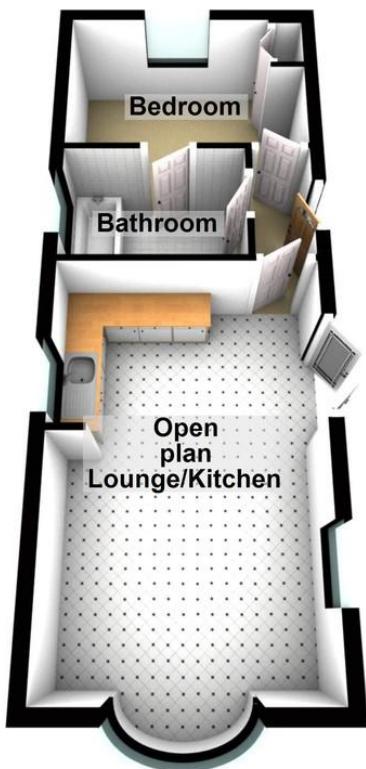
**PARKING**

Free resident parking area

**CHARGES**

Ground rent £167.65.00 PCM

## Ground Floor



25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

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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