



- 34' x 12' PARK HOME
- SEMI-RURAL FAMILY PARK
- FITTED KITCHEN WITH APPLIANCES
- MODERN BATHROOM

**Second Avenue , Galley Hill, Waltham Abbey, EN9 2AW**

34' x 12' park home on the popular Breach Barns family park. The unit was constructed in 2017 and is presented in excellent internal décor. Kitchen with integrated appliances, modern bathroom , double bedroom. Chain Free.

**PRICE: £98,000** (ASSIGNMENT UNDER THE MOBILE HOMES ACT)



## Property Description

Situated on the popular family park in a semi rural location we bring to market this 2017 park home. The unit measures 34' x 12' and is being offered chain free.

The well planned accommodation offers a good size double bedroom and the bathroom is presented with a white suite. The open plan living area consists of a good size lounge and modern kitchen with fitted appliances which extends into the breakfast area.

Externally there plot surrounds the unit and has been professionally laid to briquettes. There is off road parking for one vehicle.

There is a LPG gas supply to the unit and mains water/waste supply . The bedroom benefits from a wall mounted air conditioning unit

Viewing is highly recommended. CASH purchase only.





**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

5' 7" x 4' 10" (1.7m x 1.47m)

**LOUNGE**

11' 5" x 10' 11" (3.48m x 3.33m)

**KITCHEN**

11' 5" x 7' 5" (3.48m x 2.26m)

**BEDROOM**

11' 5" x 8' 6" (3.48m x 2.59m)

**BATHROOM**

6' 6" x 5' 6" (1.98m x 1.68m)

**OFF ROAD PARKING**

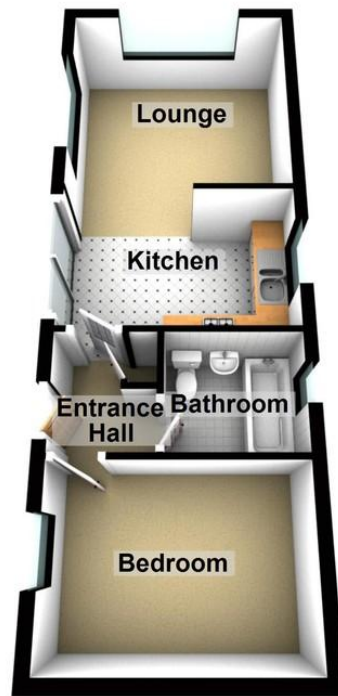
**CHARGES:**

**Ground rent £228.26**

**Which includes water supply**

**£10 road contribution**

### Ground Floor



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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 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