



- 28' x 20' PARK HOME
- WELL REGARDED RETIREMENT PARK
- GOOD DECORATIVE ORDER THROUGHOUT
- MODERN KITCHEN WITH APPLICANCES

### The Elms , Lippitts Hill, Loughton, IG10 4AW

Pretty park home measuring 28' x 20' on the popular Elms Park retirement site set in High Beach with the ancient Epping Forest. Allocated parking. Personal mature garden area. Good size lounge with wood burner. Two bedrooms. Modern refurbished kitchen with appliances.

**PRICE: OFFERS IN THE REGION OF £219,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Set on a mature park in the historic Epping Forest/High Beech region we are delighted to offer this double park home for persons aged 50 or over. The unit is well presented throughout and has been subject to considerable cosmetic improvements in recent years by the current owner to include a replacement modern kitchen with integrated appliances and new flooring and redecoration throughout.

The unit constructed in 1983 measures 28' x 20' and the accommodation offers a traditional floorplan with two bedrooms. The large lounge offers a good degree of light as it is dual aspect with French doors leading to the exterior. There is space for a formal lounge area and furthermore space for a table and chairs. The lounge area is supported with a solid fuel log burner.

The kitchen has been recently replaced with a range of modern wall and base units and offers integrated appliances including fridge/freezer, washing machine and microwave.

The bathroom is presented with a free standing roll top bath with a white suite. There are two bedrooms with the master bedroom offering a range of wardrobe cupboards along one wall which are to remain in the property .

Externally the garden surrounds the unit and is a manageable size stocked with an abundance of mature planting including annuals and perennials. There is one allocated parking bay on site and easy visitors parking.

Elms Park stipulates that residents must be aged 50 or over and operates a no dog, and no commercial vehicle policy.





## ACCOMMODATION IN BRIEF COMPRISES

### PORCH

4' 1" x 2' 8" (1.24m x 0.81m)

### LOUNGE/DINER

19' 9" x 12' 00 Max" (6.02m x 3.66m)

### KITCHEN

10' 1" x 9' 7" (3.07m x 2.92m)

### BEDROOM ONE

11' 9" x 8' 00" (3.58m x 2.44m)

### BEDROOM TWO

8' 00" x 7' 9" (2.44m x 2.36m)

### BATHROOM

5' 6" x 6' 4" (1.68m x 1.93m)

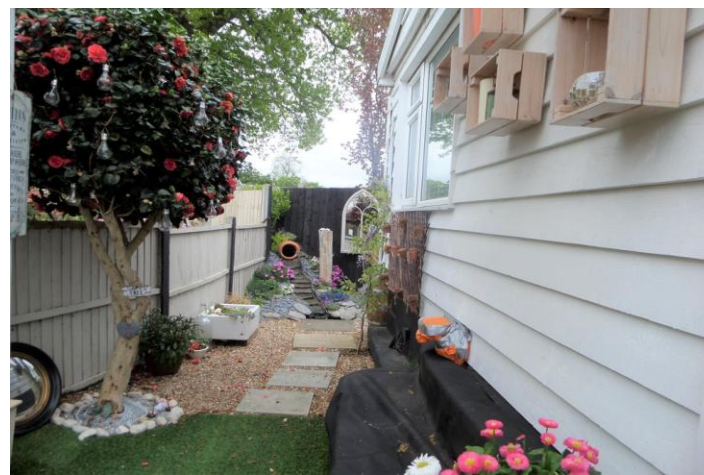
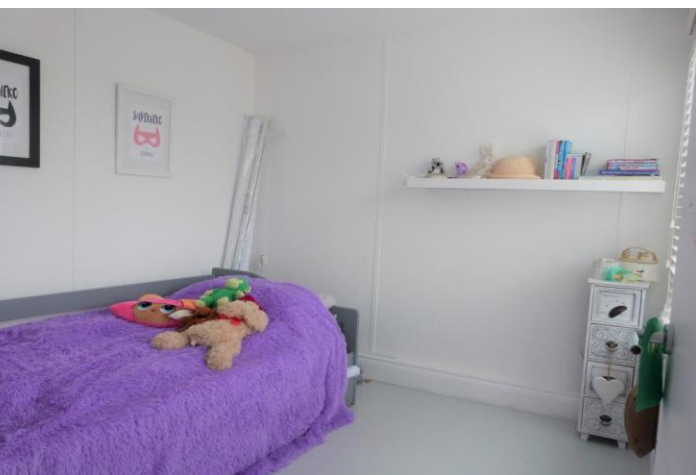
### EXTERIOR

Mature gardens surround the unit . Small manageable plot.

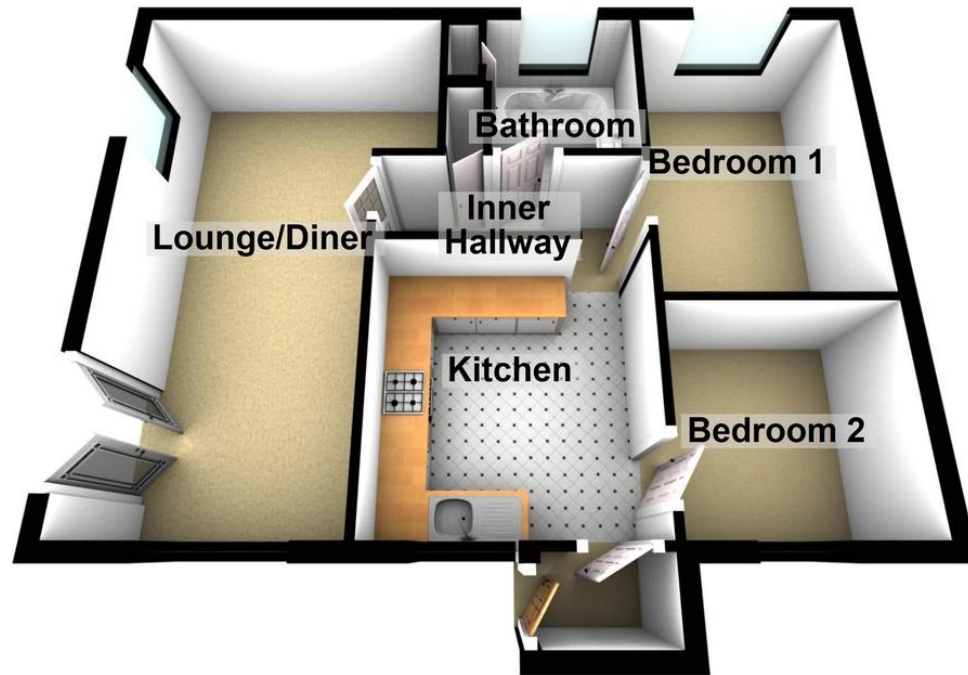
### CHARGES:

Ground rent: £190 pcm

Council Tax Band A - £1230 per annum



## Ground Floor



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