



- 37' x 10' PARK HOME
- SMALL RETIREMENT PARK
- MAINS GAS SUPPLY
- FREE RESIDENT PARKING

**St Johns Park, Theobalds Park Road, Enfield, EN2 9JG**

Fully refurbished park home measuring 37' x 10' on an intimate retirement park for the over 55's. Picturesque location with local bus routes. Easy access to Crews Hill BR station. Free resident parking. Mains gas central heating.

**PRICE: £89,995 (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 37' x 10' park home.

The unit has been extensively refurbished by the current vendors and has benefits from a newly installed four piece bathroom suite with full bath and independent shower, newly fitted kitchen which is set open plan to the lounge, and full redecoration throughout to include ceiling spotlight and Amtico flooring. The bedroom has been fully redecorated and newly carpeted.

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.

Externally the plot surrounds the unit and is secured with close boarding fencing. There is free resident parking.

Cash purchase only . Chain free





**ACCOMMODATION IN BRIEF COMPRISES:**

**LOUNGE/KITCHEN**

21' 9" x 9' 6" (6.63m x 2.9m)

**BEDROOM**

9' 10" x 9' 7" (3m x 2.92m)

**BATHROOM**

8' 7" x 6' 4" (2.62m x 1.93m)

**GARDEN**

Personal plot surrounds the unit.

**CHARGES**

Ground Rent £239.82 per month

Council Tax Band A within Enfield council

**PARKING**

Free resident parking



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