



- 36' x 20' PARK HOME
- SMALL RETIREMENT SITE
- RESIDENT PARKING
- SECLUDED GARDEN PLUS BALCONY

## Ludgate House, Hornbeam Lane, London, E4 7QT

Small discreet retirement park close to Chingford High Road and its associated facilities including restaurants and transport links. Beautifully presented 36' x 20 park home with good outside personal space including secluded rear garden. Large fitted kitchen, two double bedrooms, modern bathroom suite.

**PRICE: £225,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Beautifully presented 36' x 20' park home refurbished to a superb standard throughout on a well established site adjacent to Ludgate Park Nature Reserve and forming part of a mature park of only 20 properties.

Ludgate Park is a discreet park in a picturesque location yet ideally located for easy access to Chingford High Street and its array of conveniences including bus station and Chingford BR Station. Additionally there are local golf courses and Chingford Plains offers acres of protected parkland for outdoor pursuits. The unit itself backs directly on to woodland/forest land and you can walk to High Beech in the heart of Epping Forest and the renowned Owl Pub in less than 15 minutes along bridleways.

The accommodation is well planned and shows to a good standard throughout the whole unit. There is a large fitted kitchen with an extensive range of wall and base units which leads onto a good size open-plan lounge/diner which is presented in two distinct areas. The dining area does offer French doors onto a personal raised sun deck to the front aspect.



The inner hall give access to a modern bathroom with white suite offering a 'P' shaped bath with overhead shower and vanity unit with storage below. The two bedrooms are both double rooms with second bedroom offering an extensive range of fitted wardrobes to two walls.

A real feature of the property is the external space with a secluded rear garden and personal raised sun deck to the front aspect.



Other features include double glazing and oil fired central heating.

Properties on Ludgate Park rarely become available and are highly sought after so early viewing is highly recommended. It is important to note that Ludgate Park operates an age restriction policy and residents must be aged 50 or over to live on site, additionally the park does not accept dogs or cats.

### **ACCOMMODATION IN BRIEF COMPRISES**

#### **ENTRANCE PORCH**

5' 0" x 4' 10" (1.52m x 1.47m)

#### **KITCHEN**

11' 5" x 9' 5" (3.48m x 2.87m)

#### **LOUNGE/DINER**

19' 6" x 13' 5" into bay window (5.94m x 4.09m)

#### **INNER HALLWAY**

13' 11" x 3' 4" (4.24m x 1.02m)

#### **BEDROOM ONE**

10' 3" x 9' 8" (3.12m x 2.95m)

#### **BEDROOM TWO**

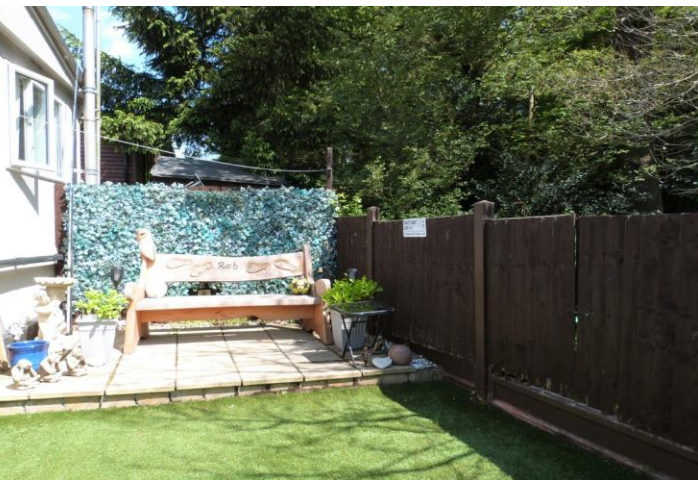
9' 9" x 9' 8" (2.97m x 2.95m)

#### **BATHROOM**

7' 10" x 6' 2" (2.39m x 1.88m)

#### **SECLUDED REAR GARDEN**

#### **RAISED SUN TERRACE**



## Ground Floor



## RESIDENTS PARKING

### CHARGES

Ground rent is £216.00 pcm to include water (as advised by seller but subject to clarification)

Council Tax is band A within Epping Forest DC

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