



- POPULAR RETIREMENT SITE
- RESIDENTS MUST BE AGED 50 OR OVER
- TWO BEDROOMS
- 41' X 10' PARK HOME

Fowley Mead Park , Longcroft Drive, Waltham Cross, EN8 7SX

41' x 10' park home on the popular retirement site at Fowley Mead Park. Two bedrooms. Free resident parking. Occupants must be aged 50 or over. CASH PURCHASE ONLY

PRICE: OFFERS IN THE REGION OF £94,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

Situated on a corner plot on the edge of the park with an open side access we offer this two bedroom park home measuring a generous 41' x 10' . There is a good size established garden and resident car parking for one vehicle is directly outside the unit in the communal car parks.

This home which has recently been subject to extensive external renovation offers a good size lounge, modern kitchen with a range of white wall and base units, two bedrooms and a professionally installed wet room. Externally there are two brick built storage sheds.

Other features to note are that the unit offers full gas central heating.

Persons should note that the Fowley Mead Park is a centrally located park walking distance of local shops and bus routes. The retirement development stipulates that residents must be over the age of 50 years of age and no pets or commercial vehicles are allowed on site.







## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE PORCH

### KITCHEN

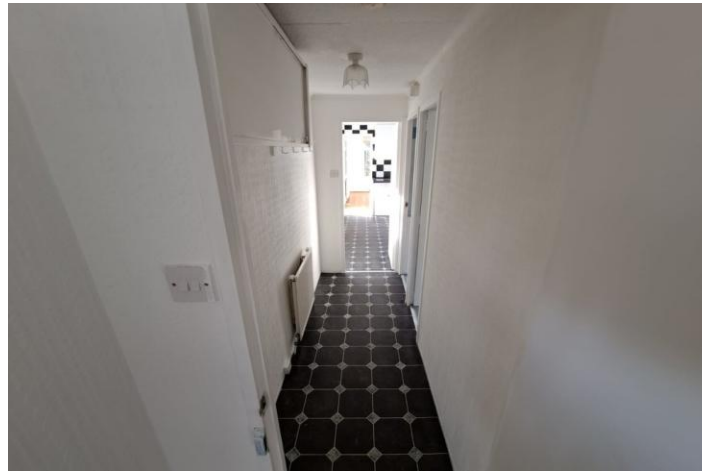
10' 0" x 9' 7" (3.05m x 2.92m) 10' reduces to 7'5

### LOUNGE

12' 1" x 9' 7" (3.68m x 2.92m)

### BEDROOM ONE

10' 4" x 9' 7" (3.15m x 2.92m) 10'4 reduces to 7'9



### BEDROOM TWO

8' 2" x 6' 6" (2.49m x 1.98m)

### SHOWER ROOM

6' 6" x 4' 3" (1.98m x 1.3m)

### EXTERIOR

### GARDEN

Mature lawned garden surround the unit

### EXTERNAL STORAGE SHEDS

Two brick built storage sheds for resident use



### CAR PARK

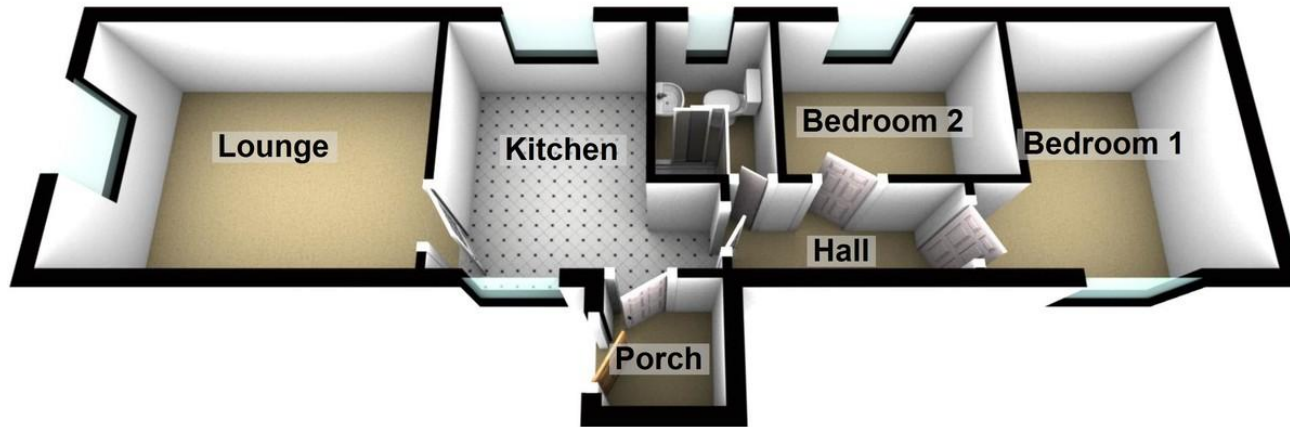
Free resident parking for ONE vehicle

### CHARGES

Ground rent £184.00 per calendar month (subject to daification)

Council Tax Band A - Broxbourne Borough Council

## 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