



- 30' X 20' PARK HOME
- POPULAR RETIREMENT SITE
- GOOD SIZE CORNER PLOT
- TWO BEDROOMS

The Elms , Woodbine Close, Waltham Abbey, EN9 3RF

30' x 20' Parkhome on Woodbine Park RETIREMENT SITE. Good size corner plot with free resident courtyard parking. Large lounge/diner. Two bedrooms. Kitchen and shower room. CHAIN FREE

PRICE: Offers In Region Of £179,995 (Agreement regulated by the mobile homes act)



Property Description

Woodbine Park is an established park on the edge of Epping Forest with bus stops directly outside the park offering regular bus routes to both Loughton and Waltham Abbey. Additionally the M25 intersection is within approximately half a mile.

Woodbine park stipulates that residents must be aged 50 or over and is happy to welcome well behaved pets.

This particular property measures 30' x 20' and is set on a corner plot within The Elms cul-de-sac. There is a good size dual aspect lounge diner which give access to the inner hall and further accommodation.

The kitchen is fitted with a range of wall and base units and the vendor is happy to include the white goods and eyelevel oven. Both of the bedrooms are double rooms with fitted wardrobes and the shower room offers a white suite comprising independent shower, vanity wash hand basin and low flush WC.

A rear feature of the unit is the secluded wrap round garden which offers a good size garden which is predominately laid to lawn and comprises a concrete garden shed for storage.

The home will be sold in line with The Mobile Homes Act 2013 and homes are purchased cash only.

Being offered chain free viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE/DINER

19' 6" x 12' 3" (5.94m x 3.73m)

INNER HALL

11' 5" x 3' 5" (3.48m x 1.04m)

FITTED KITCHEN

12' 5" x 7' 2" (3.78m x 2.18m)

MASTER BEDROOM

9' 7" x 9' 5" (2.92m x 2.87m)

BEDROOM TWO

8' 7" x 8' 6" (2.62m x 2.59m)

LARGE SHOWER ROOM

9' 6" x 6' 6" (2.9m x 1.98m)

EXTERIOR

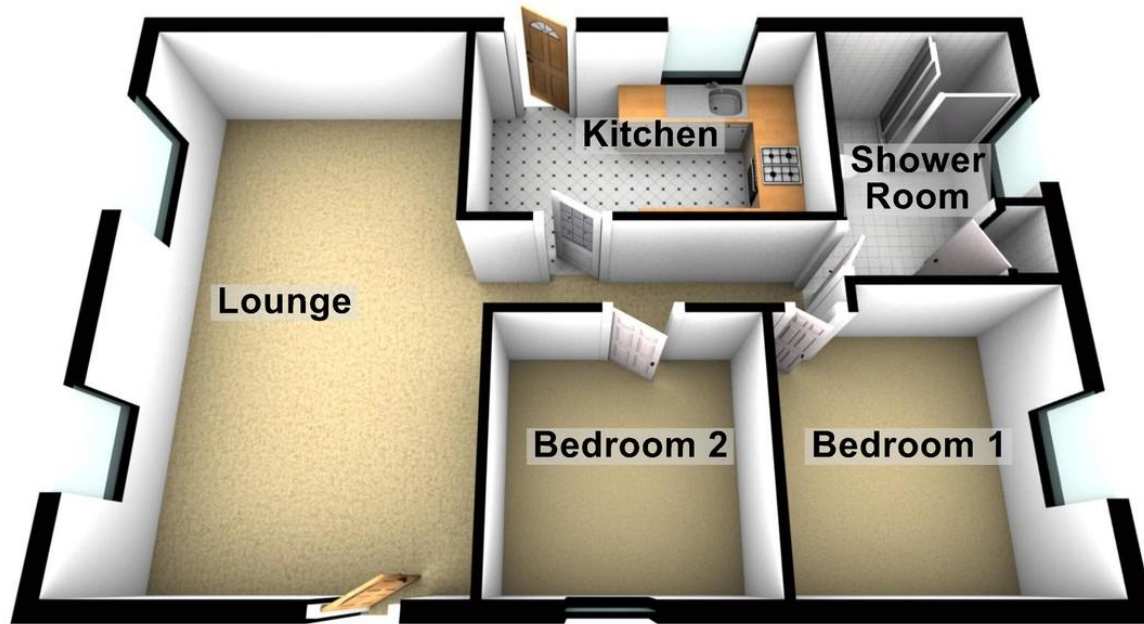
Good size corner plot surrounds the unit

CHARGES

Ground rent: £209.78 pcm (to be confirmed)

Council Tax : Band A Epping Forest District Council

Ground Floor



25 Market Square, Waltham Abbey,
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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