



- 36' x 20' DOUBLE PARK HOME
- 2012 CONSTRUCTED
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

The Sycamores, Woodbine Close, Waltham Abbey, EN9 3RJ

2012 PARK HOME measuring 36' x 20' on the highly regarded Woodbine Park RETIREMENT SITE. Large kitchen/breakfast room with integrated appliances. Two double bedrooms with master suite offering en-suite shower and walk in wardrobe. On plot parking. Pet friendly site. CASH PURCHASE ONLY

PRICE: £199,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Woodbine Park is a popular retirement site on the edge of Epping Forest for residents aged 50 or over.

The park has an onsite club house for residents and their guests and additionally is a pet friendly park for well-behaved pets which only adds to the desirability of the park as a permanent home. Directly outside the park there are bus stops which offer a regular service into both Loughton and Waltham Abbey.

The home which measures 36' x 20' was constructed in 2012 and has been well maintained by the current owners.

The traditional floorplan offers a good size kitchen breakfast room with farmhouse style units and integrated appliances including eye level oven, integrated fridge/freezer, washing machine and dishwasher. Additionally there is the floor space to house a six seater table and chairs.

The lounge is dual aspect and focuses around a central fireplace feature and give access to the inner hall. The two bedrooms are both double rooms and the master suite offers a personal en-suite shower room and additionally a walk in wardrobe. Finally a full bathroom with white suite comprising panelled bath, wash hand basin and low level WC complete the internal accommodation

Externally the plot surrounds the unit and offers a personal garden space and provides off road parking.

Interested parties must note that park homes are assigned and regulated under The Mobile Homes Act 2013 and all purchases are made cash.





ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

16' 4" x 10' 6" (4.98m x 3.2m)

KITCHEN/DINER

18' 10" x 8' 8" (5.74m x 2.64m)

INNER HALL

BEDROOM ONE

11' 2" x 9' 5" (3.4m x 2.87m)

EN SUITE SHOWER

5' 3" x 4' 11" (1.6m x 1.5m)

BEDROOM TWO

9' 5" x 7' 11" (2.87m x 2.41m)

BATHROOM

REAR GARDEN

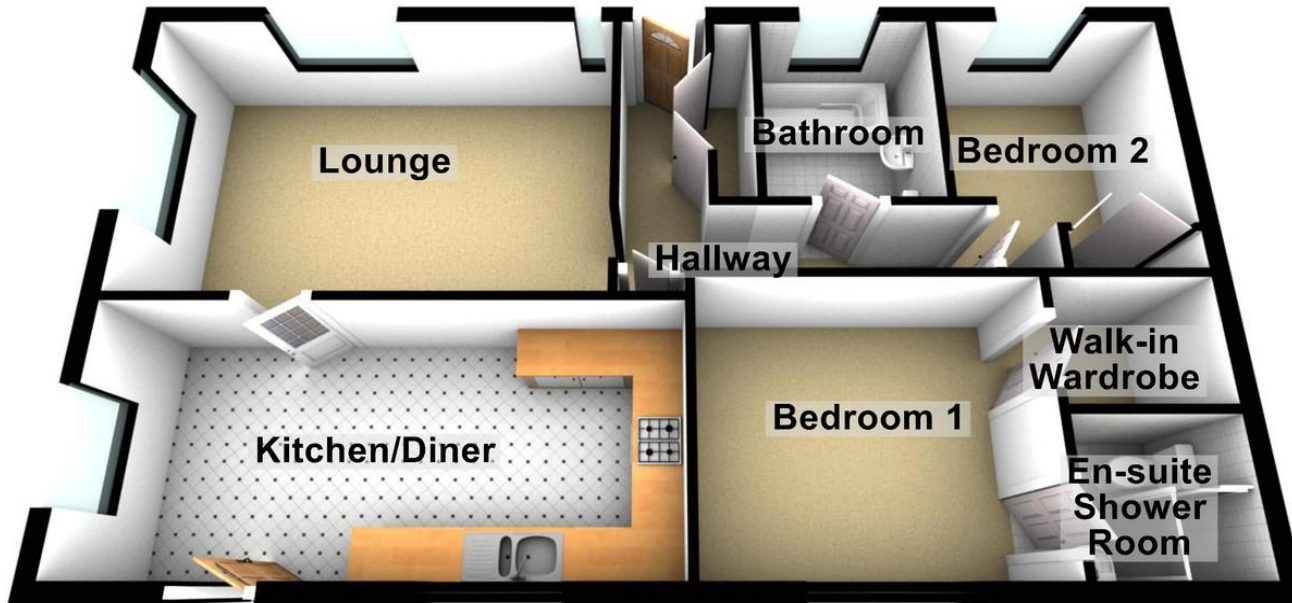
PARKING

CHARGES

Ground Rent: £299.43 PCM

Council Tax Epping Forest District Council Band A

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