



- 40' X 20' PARK HOME
- CHAIN FREE
- POPULAR RETIREMENT SITE
- MODERN SHOWER ROOM

### The Hollies , Woodbine Close, Waltham Abbey, EN9 3RQ

40' X 12' Park home constructed in 2011 situated on the popular Woodbine Park RETIREMENT SITE for residents aged 50 or above. Well presented unit with two double bedrooms. On plot parking. Pet friendly site. CASH PURCHASE ONLY

**PRICE : £149,995** (AGREEMENT REGULATED UNDER THE MOBILE HOMES ACT)





## Property Description

40' x 12' park home situated on the popular Woodbine Park retirement site. The Woodbine Park sits on the edge of Epping Forest yet close to local bus routes and local pubs. There is an on-site club house and the park is centrally located for access to the M25 and local shopping towns of Waltham Abbey and Loughton.

This particular unit was constructed in 2011 and is presented to a good clean standard throughout. The accommodation is set on a traditional park home floorplan,

The lounge is dual aspect with a contemporary style wall mounted fire and has patio doors leading on to the raised sun terrace. This is set open plan to the kitchen/breakfast room which is fitted in a range of white wall and base units with space for a café style table and chairs.

There are two double bedrooms both of which offer a range of fitted wardrobes and these are supported by the modern shower room with white suite.

Externally there is a personal garden surrounding the unit which is predominately laid to briquette and additionally the raised sun terrace with iron balustrade.

Off road parking is available for one car.

Interested parties must be aged 50 or over and Woodbine Park does welcome well behaved pets.

**CASH PURCHASE ONLY**







#### **ENTRANCE HALL**

Built in storage cupboard.

#### **LOUNGE**

11' 5" x 10' 6" (3.48m x 3.2m) open plan access to:

#### **KITCHEN/BREAKFAST ROOM**

11' 5" x 7' 6" (3.48m x 2.29m)

#### **MASTER BEDROOM**

9' 5" x 7' 9" (2.87m x 2.36m) Measurement taken up to the fitted wardrobes



#### **BEDROOM TWO**

8' 5" x 7' 7" (2.57m x 2.31m) Maximum measurements

#### **REPLACEMENT SHOWER ROOM**

7' 2" x 4' 9" (2.18m x 1.45m)

#### **EXTERIOR**

#### **PERSONAL GARDEN**

Laid to briquette and surrounds the unit .

#### **RAISED SUN TERRACE**

Accessed from lounge. Wrought iron boundary



#### **ON PLOT PARKING**

Parking for one vehicle

#### **CHARGES**

Ground rent £256.60 increasing to £286.21 following ground rent review in January 2023

Council Tax band A within Epping Forest



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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 are 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