



- 30' x 20 PARK HOME
- RETIREMENT SITE FOR OVER 50'S
- TWO DOUBLE BEDROOMS
- MAINS GAS

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

30' x 20' Double unit in a secluded back line position with pleasant open aspect over parkland to the side. Good size fitted kitchen , large lounge, two double bedrooms and shower room with white suite. Mains gas supply and external brick built storage sheds. CHAIN FREE. Residents must be aged 50 or over. Cash purchase only.

**PRICE: Offers In Region Of £134,995** (Agreement regulated by the mobile homes act)





## Property Description

Fowley Mead Park is a centrally located park for residents aged 50 or over. It is well placed for local conveniences and bus routes being set equidistant from the modern town of Waltham Cross with its BR Station and mains bus station and the quaint historic picturesque town of Waltham Abbey.

Residents on site must be aged 50 years or over and the site does operate a NO PET policy. The homes are set on good size plots and offer a mains gas supply to most units.

This particular property is set in a secluded back line position with an open side aspect over the local park. The gardens surround the unit and offer a secluded rear patio and access to the two brick built storage sheds which we understand have recently been re-roofed with asphalt covering.

The home is well planned with a large fitted kitchen offering a full range of attractive wall and base units and space for a full size table and chairs. The lounge is dual aspect with bow windows to the front and provides access to the inner hall. There are two double bedrooms both of which have fitted wardrobes and these are supported by a modern shower room with free standing shower and white suite.

Externally the gardens surround the unit and the two brick built sheds provide useful storage space and utility features. The site allows free parking for one vehicle per unit.

Being offered chain free and offering protection under the mobile homes act, viewing is highly recommended.







## ACCOMMODATION IN BRIEF COMPRISES:

### PORCH

4' 1" x 2' 9" (1.24m x 0.84m)

### LOUNGE

15' 9" x 9' 6" (4.8m x 2.9m)

### KITCHEN

11' 5" x 9' 6" (3.48m x 2.9m)

### INNER HALLWAY

7' 10" x 3' 2" (2.39m x 0.97m)

### BEDROOM ONE

11' 5" x 9' 10" (3.48m x 3m)

### BEDROOM TWO

7' 10" x 7' 10" (2.39m x 2.39m)

### SHOWER ROOM

6' 4" x 7' 4" (1.93m x 2.24m)

### EXTERIOR

### PARKING

Resident parking for ONE vehicle

### GARDENS

Personal gardens surround the unit. Two brick built storage sheds for use by resident

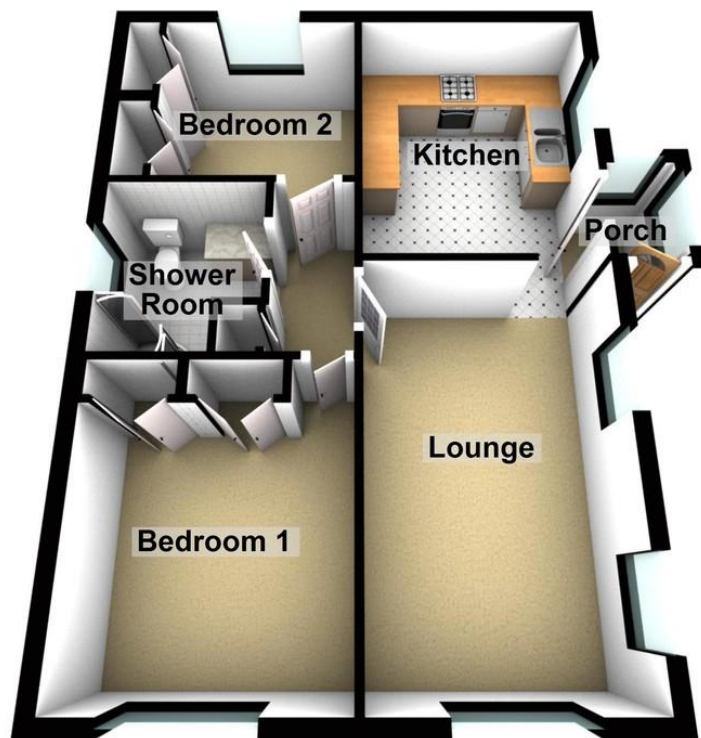
### CHARGES

Council Tax Broxbourne Borough Council Band A  
Ground Rent £171.25 per calendar road





## 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.