



- 30' x 12' STATELY ALBION
- ONE BEDROOM
- FITTED KITCHEN WITH APPLIANCES
- LUXURY SHOWER ROOM

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

IN BRAND NEW CONDITION we offer this 30' x 12' park home on the Woodbine Park Retirement Site for residents aged 50 years or over. High quality fittings throughout with generous lounge, stunning kitchen with fitted appliances. Double bedroom with fitted wardrobes and luxury shower room. CHAIN FREE . CASH PURCHASE ONLY

PRICE: £155,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Absolutely stunning 'as new' 30' x 12' Stately Albion park home on the popular Woodbine Park retirement site for residents aged over 50 years of age which is set adjacent to Epping Forest. The site is well located for the M25 intersection and there is a bus stop directly outside the site providing a reliable service to both Waltham Abbey and Loughton.

The home itself has been subject to numerous bespoke upgrades including a high specification kitchen with fitted appliances, quality flooring throughout and the unique addition of an attractive glazed balustrade that encloses the personal sun terrace.

The accommodation in brief comprises a generous dual aspect lounge with sliding patio doors leading to the exterior. The kitchen/breakfast room is fitted with an attractive range of soft grey units with integrated appliances and allows space for a breakfast table and chairs.

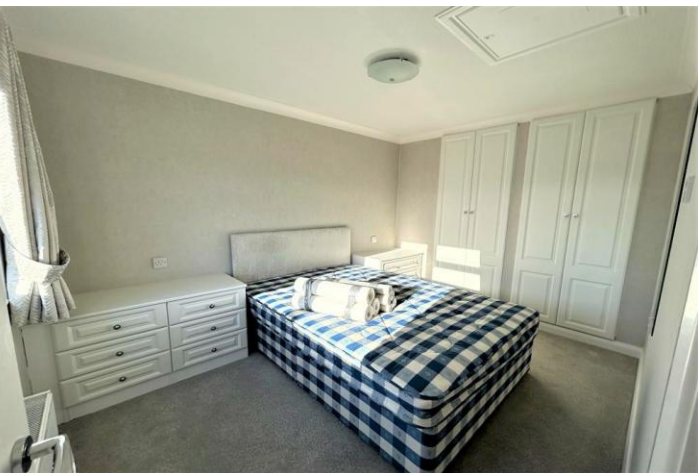
The double bedroom is fully fitted with two double wardrobes and complementing drawer units and this is supported by the luxury shower room with white suite.

Externally the plot is professionally laid to briquette with a good size storage shed and the personal sun terrace is an attractive feature.

On plot parking is available to the front side of the unit.

Other features include full LPG gas central heating and full double glazing.





Woodbine Park welcomes well behaved pets and mobile homes are purchased cash only.

Being offered chain free, viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES;

ENTRANCE HALL

4' 9" x 4' 11" (1.45m x 1.5m)

LOUNGE

13' 1" x 8' 9" (3.99m x 2.67m)

KITCHEN

13' 1" x 6' 10" (3.99m x 2.08m)

BEDROOM

11' 2" x 8' 1" (3.4m x 2.46m)

SHOWER ROOM

8' 1" x 4' 8" (2.46m x 1.42m)

REAR GARDEN

ON PLOT PARKING

For one vehicle

CHARGES

Council Tax Epping Forest District Council Band A

Ground Rent: £299.43 per calendar month including water supply

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 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