



- 28' X 20' PARK HOME
- LAKE VIEWS AT REAR
- RESIDENT PARKING
- RETIREMENT PARK FOR OVER 50'S ONLY

Ludgate House, Hornbeam Lane, London, E4 7QT

Small discreet RETIREMENT PARK close to Chingford High Road and its associated facilities including restaurant and transport links. Personal outside space with lake views to the rear aspect. Two double bedrooms, fitted kitchen and modern bathroom. CASH PURCHASE ONLY.

PRICE: £220,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Well presented 28' x 20' park home situated on an established RETIREMENT PARK adjacent to Ludgate Park Nature Reserve forming part of an intimate park of only 20 properties.

Ludgate Park is a discreet park in a picturesque location yet ideally located for easy access to Chingford High Street and its array of conveniences including bus station and Chingford BR station. Additionally there are local golf courses and Chingford Plains offer acres of protected parkland for outdoor pursuits. The unit itself backs directly onto the Nature reserve and offers views of the lake whilst from the site you can walk to the High beech in the heart of Epping Forest and renowned Owl Pub in less than 15 minutes along bridleways.

The accommodation presents to a good standard throughout and the entrance door grants access to the large kitchen with an attractive range of fitted wall and base units with contrasting work surfaces. There are two double bedrooms and a modern bathroom which presents with a white suite.



The lounge extends to the full width of the property at the rear, and the views over the lake and nature reserve can be appreciated from the lounge area. The bright and airy lounge also grants access to the rear garden via French doors directly onto the raised sun deck.

The remainder of the garden surrounds the unit and has a lawned front garden and rear patio area.

Other features include double glazing and oil fired central heating.



Properties on Ludgate Park rarely become available and are highly sought after so early viewing is recommended. It is important to note that Ludgate Park operates an age restriction and residents must be aged 50 or over to live on the park. Additionally there is a strict NO PET policy, the park does not accept cats or dogs.

ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE/DINER

19' 7" x 10' 6" (5.97m x 3.2m)

KITCHEN

9' 6" x 9' 5" (2.9m x 2.87m)

BEDROOM ONE

9' 6" x 7' 8" (2.9m x 2.34m)

BEDROOM TWO

9' 7" x 7' 6" (2.92m x 2.29m)

BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m)

FRONT AND REAR GARDENS

RESIDENT PARKING

Free resident parking

CHARGES

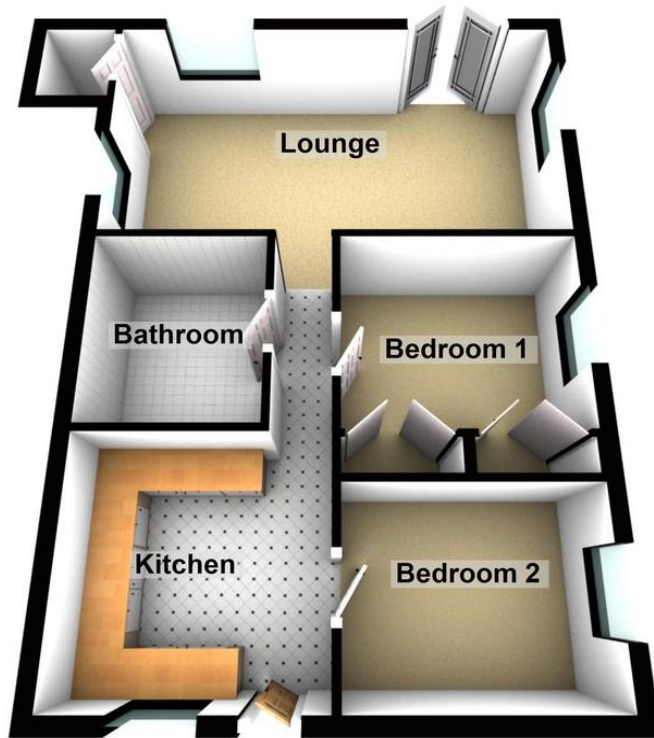
Ground Rent from 14th October 2023 is £245.59 pcm to include water supply –

Ground rent currently £216.70

Council Tax is Band A within Epping Forest District Council



Ground Floor



25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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