



- BRAND NEW PARK HOME
- 40' X 12' STATELY ALBION
- FULLY FURNISHED
- READY TO OCCUPY NOW

The Rise , Breach Barns , Galley Hill, Waltham Abbey, EN9 2AT

BRAND NEW Stately Albion park home measuring 40' x 12' and being offered fully furnished with quality fixtures and fittings. The property is set on a family park and offers two double bedrooms with fitted wardrobes and a modern open plan living/kitchen area. Ready to occupy immediately. CASH PURCHASE ONLY

PRICE: Offers In Excess Of £175,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Breach Barns is a popular park home site set in a semi-rural location on the outskirts of Waltham Abbey and set adjacent to open parkland and forest walks. There is an abundance of wildlife regularly seen on the park including a herd of local deer and the resident peacocks.

Breach Barns is a well maintained family park and welcomes well behaved pets.

The unit itself is a newly constructed Stately Albion home and is offered fully furnished with high quality fixtures and fittings. The living area is presented in a modern open plan style with a good size dual aspect lounge area focusing around a contemporary style fireplace feature. The kitchen presents with shaker style units and includes a integrated upright fridge freezer and washing machine along with an inset electric oven and four ring gas hob over. Adjacent to the kitchen is the breakfast area which offers sliding patio doors onto the raised sun terrace.

Both of the bedrooms are double bedrooms with fitted wardrobes and these are supported by the modern shower room with a double shower cubicle and white suite.

Externally the grounds are laid to briquette and provides on plot parking for resident vehicle.

The unit is ready for immediate occupation and viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

13' 6" x 2' 9" (4.11m x 0.84m)

LIVING ROOM

12' 0" x 10' 12" (3.66m x 3.35m)

KITCHEN/BREAKFAST ROOM

12' 0" x 7' 6" (3.66m x 2.29m)

BEDROOM ONE

9' 2" x 7' 9" (2.79m x 2.36m) Up to fitted wardrobes

BEDROOM TWO

8' 3" x 8' 3" (2.51m x 2.51m)

SHOWER ROOM

8' 3" x 5' 0" (2.51m x 1.52m)

EXTERIOR

PARKING

On plot parking

CHARGES

Council Tax - Band A within Epping Forest

Ground rent: £266.41 pcm.

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