



- SINGLE PARK HOME
- NEWLY REFURBISHED THROUGHOUT
- SECLUDED PLOT
- NEW FITTED KITCHEN

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

FULLY REFURBISHED 32' x 10' park home on the popular Fowley Mead RETIREMENT SITE for persons aged 50 or over. Second line secluded plot. New kitchen, fully tiled bathroom. External storage, mains gas. Chain Free. CASH PURCHASE ONLY

**PRICE: £79,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)**





## Property Description

32' X 10' Park home on the popular Fowley Mead Retirement site for residents aged 50 or over. The park is well located close to local amenities and set equidistant of the historic market town of Waltham Abbey and the more modern town centre at Waltham Cross with its BR Station and bus garage.

Fowley mead Park is a small park offering mains gas to most units and it does operate a NO PET POLICY .

This particular unit has been fully refurbished in recent months to include new flooring throughout and complete redecoration. The newly installed kitchen is presented with a range of white wall and base units with a fitted electric oven, four ring gas hob and extractor over.

The modern shower room is fully tiled and offers a walk in double shower cubicle with a white suite and this is set adjacent to the bedroom which is fitted with a wall mounted air conditioning unit.

Externally there is a pretty well stocked garden which offers a good degree of privacy and as is usual on Fowley Mead there are two brick built storage sheds for resident use.

Parking is offered free of charge to residents with each home having free parking for one vehicle per unit.

Being offered chain free viewing is highly recommended.







## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE PORCH

4' 0" x 3' 10" (1.22m x 1.17m)

### INNER HALL

4' 11" x 3' 3" (1.5m x 0.99m)

### LIVING AREA LOUNGE AND KITCHEN

19' 6" x 10' 0" (5.94m x 3.05m)

### SHOWER ROOM

5' 6" x 5' 2" (1.68m x 1.57m)

### BEDROOM

10' 0" x 7' 9" (3.05m x 2.36m)

### EXTERIOR

#### GARDENS

Mature gardens surround the unit

#### TWO BRICK STORAGE SHEDS

For resident use. One is provided for storage and the other has water supply and was originally designed to be an external wash room/utility room.

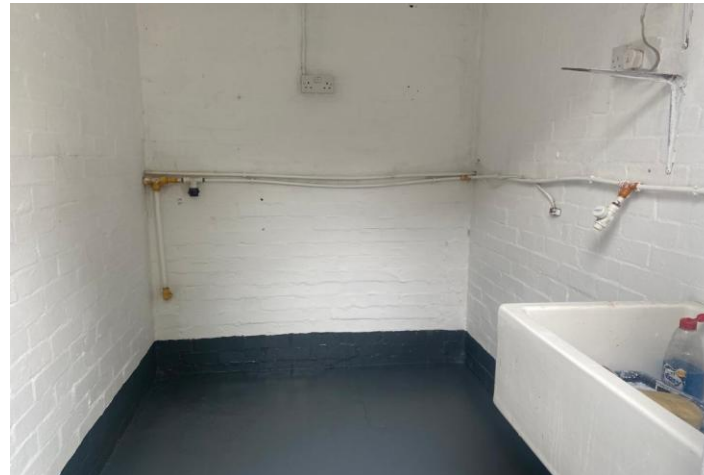
#### PARKING

Free resident parking. One vehicle per unit permitted

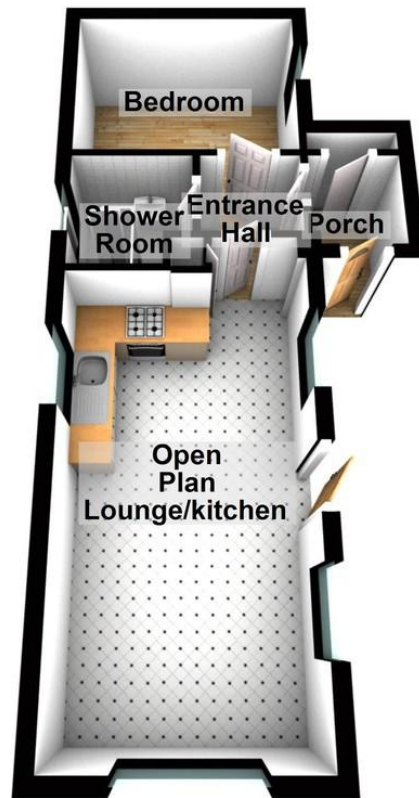
#### CHARGES

Ground rent : £193.70 pcm

Council Tax: Band A within Broxbourne Council



## 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