



- 30' X 20' PARK HOME
- MATURE PERSONAL GARDENS
- LARGE KITCHEN/BREAKFAST ROOM
- 19' LOUNGE

The Elms, Lippitts Hill, Loughton, IG10 4AW

30' X 20' Double park home on The Elms RETIREMENT SITE in the heart of Epping Forest and High Beech. The property is set on a well maintained plot which surrounds the unit. Kitchen/diner, 19' lounge, and main bedroom suite which was originally two bedrooms. CASH PURCHASE ONLY

PRICE: £152,500 (Agreement regulated by the mobile homes act)



Property Description

THE ELMS RETIREMENT PARK is an established park home site set in the heart of Epping Forest and High Beech open to residents aged 50 or over. The park is well maintained and does operate a no dog policy. Residents are offered one free parking bay per unit included within the ground rent charges.

This particular property is set on an attractive mature plot with an open rear aspect. The garden is well stocked with an abundance of mature planting including annuals and perennials.

The property itself offers a good size kitchen/breakfast room with a range of pine effect wall and base units and space for a breakfast table and chairs. The lounge extends to approx. 19' in length and grants access to the inner hall, bathroom and master bedroom suite beyond.

The main bedroom was originally two double bedrooms but has been combined to suit the current vendors personal taste. This is easily reversed to create two separate bedrooms.

Other features of the home include replacement electric central heating, replacement water tank and double glazing throughout.

Interested parties must note that park homes are purchased CASH ONLY for residents aged 50 or over.





ACCOMMODATION IN BRIEF COMPRISES:

KITCHEN/BREAKFAST ROOM

17' 10" x 8' 1" (5.44m x 2.46m)

LIVING ROOM

19' 9" x 10' 8" (6.02m x 3.25m)

INNER HALL

BATHROOM

6' 9" x 5' 1" (2.06m x 1.55m)

BEDROOM

20' 0" x 8' 0" (6.1m x 2.44m)

EXTERIOR

GARDENS

Mature gardens surrounds the unit

PARKING

One allocated parking bay

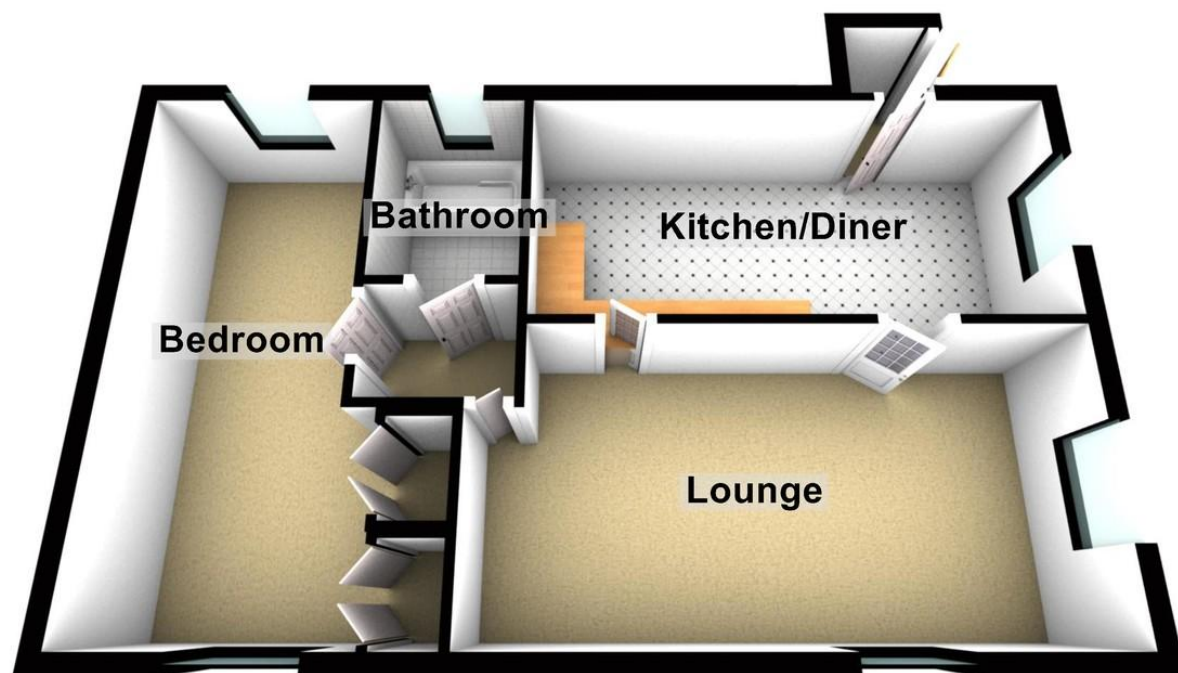
CHARGES

Ground rent: Currently £214.00 pcm

Council Tax: Band A within Epping Forest District 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