



- 40' x 15' BRAND NEW PARK HOME
- PERSONAL REAR DECK WITH VIEWS
- TWO BEDROOMS
- TWO BATHROOMS

First Avenue, Galley Hill, Waltham Abbey, EN9 2AN

BRAND NEW mobile home on a residential family park with OPEN VIEWS to rear over Essex Countryside. Two bedrooms, two bathrooms. Modern open plan living area. On plot parking. CASH PURCHASE ONLY

OFFERS IN THE REGION OF £240,000 (Agreement regulated by the mobile homes act)



Property Description

Situated on the popular Breach Barns family park on the edge of Essex countryside we offer this BRAND NEW 40' x 15' park home. The home is situated on an elevated plot with a personal rear balcony with stunning open views over Essex countryside.

The home itself is offered fully furnished with high quality fixtures and fittings and the accommodation offers a good size dual aspect lounge. A real feature of this area is the double patio doors which lead straight out onto the sun deck at the rear. The fitted kitchen/breakfast room offers space for a table and chairs the kitchen area is fully fitted with a full range of wall and base units which house a under unit oven, four ring gas hob, integrated fridge/freezer and dishwasher.

The master bedroom is a good size and has built in wardrobe cupboards and there is a full en-suite bathroom with white suite which compliments the main bedroom. Bedroom two is a double room with two twin beds and a fitted wardrobe and this is supported by a modern shower room with walk in double shower.

Externally the unit is set on a newly developed plot which is predominately laid to briquette and offers off road parking for two vehicles to the front aspect. The rear of the unit offers a large raised sun-deck .

Breach Barns is a family park with no age restrictions and well behaved pets are welcome. Interested parties should note that units are purchased cash.

The unit is ready to occupy and early viewing is highly recommended.

OPEN PLAN LOUNGE/KITCHEN





21' 6 Max" x 13' 10" (6.55m x 4.22m)

INNER HALL

7' 9" x 2' 4" (2.36m x 0.71m)

BEDROOM ONE

9' 9" x 12' 1" (2.97m x 3.68m)

EN SUITE BATHROOM

6' 00" x 3' 11" (1.83m x 1.19m)

BEDROOM TWO

10' 3" x 6' 8" (3.12m x 2.03m)

SHOWER ROOM

7' 8" x 4' 3" (2.34m x 1.3m)

CHARGES

Ground rent £270.00 pcm which includes water and road contribution



Council Tax Band A within Epping Forest





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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