



- 46' X 12 BRAND NEW PARK HOME
- ON PLOT PARKING
- TWO DOUBLE BEDROOMS
- FAMILY PARK AND PET FRIENDLY

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

Offers In Region Of £190,000

BRAND NEW 46' X 12' park home on the Breach Barns family park. On plot parking. Two double bedrooms. Open-plan living kitchen area. Landscaped plot. Pet friendly site. CASH PURCHASE ONLY



## Property Description

Breach Barns is an established park in a semi-rural location surrounded by Essex countryside. This family park is well maintained and welcomes well behaved pets.

This particular unit is brand new, measuring 46' x 12' and is ready for occupation.

The accommodation offers entrance hall with access to all of the rooms. The master bedroom has a full range of fitted wardrobe cupboards along one wall and the second bedroom is a generous double room. These are supported by the bathroom which offers a full bathroom suite comprising bath with overhead shower, vanity wash hand basin and low flush WC.

The main living area is a modern open plan style with a dual aspect lounge with a contemporary style wall mounted feature fire. The kitchen is fully fitted with an attractive range of wall and base units with fitted appliances including washing machine and upright fridge/freezer. The breakfast area offers space for a café style table and chairs and provides direct access to the side terrace via sliding patio doors.



Externally the plot is laid to briquette and offer on plot parking for two cars.

Interested parties should note that the unit is to be purchased cash.

**ENTRANCE HALL**

15' 8" x 2' 9" (4.78m x 0.84m)

**LIVING AREA/ KITCHEN**

20' 9" x 11' 11" (6.32m x 3.63m)

**MASTER BEDROOM**

9' 2" x 8' 3" (2.79m x 2.51m) Measurements upto wardrobes

**BEDROOM TWO**

9' 3" x 8' 1" (2.82m x 2.46m)

**BATHROOM**

8' 1" x 6' 1" (2.46m x 1.85m)

**EXTERIOR****PARKING FOR TWO CARS****CHARGES**

Council Tax Band A - Epping Forest District Council

Ground Rent: £270 PCM

**CHARGES AND TENURE**

TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A

Ground Rent £270.00 Per month - Includes water and sewage supply and road maintenance contribution

**UTILITIES**

Electricity - Mains

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers



**POINTS TO NOTE**

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non-traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.

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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