



- POPULAR RETIRMENT SITE
- SECLUDED CORNER PLOT
- MODERN KITCHEN AND BATHROOM
- TWO DOUBLE BEDROOMS

### The Elms , Lippitts Hill, Loughton, IG10 4AW

36' x 20' mobile home situated on a secluded corner plot on the popular Elms retirement park for residents AGED 50 or over. Situated in the heart of Epping Forest adjacent to the popular Owl public house. Good size lounge, two double bedrooms. Attractive kitchen and bathroom. CHAIN FREE

**PRICE: £170,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

The Elms Park is a popular retirement park situated in the heart of Epping Forest for residents aged 50 or over. The unit is located on a secluded corner plot and has the benefit of one allocated parking space for the use of the resident.

The Elms Park does not allow pets and interested parties should note that park homes are purchased cash as financing is not available.

This particular unit measures 35' x 20' and has a personal garden that surrounds the unit. The current owners have completely redecorated the property both externally and internally to include newly laid wool carpets.

The accommodation offers an entrance porch leading to the kitchen with a range of fitted wall and base units and contrasting work surfaces with a serving hatch to the lounge/diner and access to the inner hall which provides access to the lounge diner, bedrooms and bathroom.

The lounge/diner is a generous size with bay window and door leading to the side, offering space for a full size table and chairs.

Bedrooms one and two are both double rooms which overlook the front aspect.

A part tiled bathroom with a three piece suite complete the interior.

Externally the garden is in two parts, there is a paved area with a variety of shrubs to one side and the other is mainly shingle with a variety of shrubs and bushes.

Being offered chain free viewing is highly recommended.





**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE PORCH**

11' 8" x 2' 22" (3.56m x 1.17m)

**LOUNGE/DINER**

19' 9" x 13' 6" (6.02m x 4.11m) Into bay

**KITCHEN**

11' 4" x 9' 8" (3.45m x 2.95m)

**INNER HALL**

13' 10" x 3' 3" (4.22m x 0.99m)



**BEDROOM ONE**

10' 6" x 9' 8" (3.2m x 2.95m)

**BEDROOM TWO**

14' 3 Max" x 9' 9 Max" (4.34m x 2.97m)



**BATHROOM**

5' 6" x 6' 4" (1.68m x 1.93m)

**GARDEN**

**ALLOCATED PARKING BAY**

**CHARGES**

Council Tax Epping Forest District Council Band A

Ground Rent £232.78 from 14th October 2023



### 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