

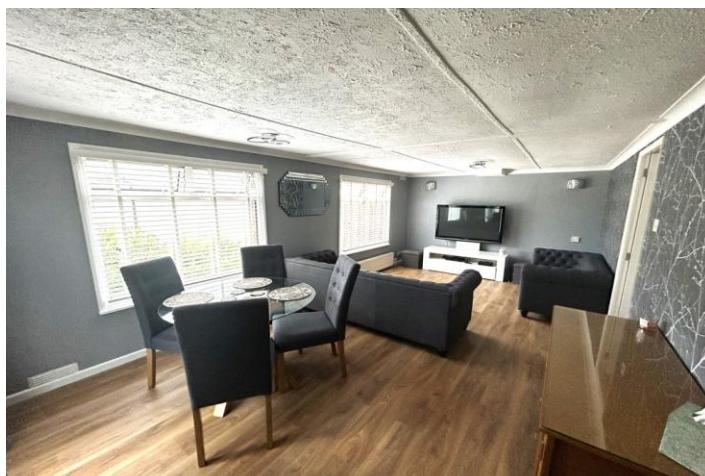


## Fowley Mead Park, Longcroft Drive, Waltham Cross, EN8 7SX

- 30' X 20' PARK HOME
- CENTRALLY LOCATED RETIREMENT SITE
- CASH PURCHASE ONLY
- TWO DOUBLE BEDROOMS

Well presented 30' x20' park home on the popular Fowley Mead RETIREMENT SITE for residents aged 50 plus. Two double bedrooms, personal garden area. High gloss fitted kitchen, modern shower room. Mains gas supply. Free resident parking. CASH PURCHASE ONLY.

**PRICE: £145,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)**



## Property Description

Fowley Mead Park is a popular RETIREMENT PARK for residents aged 50 or over and is ideally located between the historic market town of Waltham Abbey and the more modern pavilion at Waltham Cross with its BR Station and main bus station. The park is well maintained and run by an on-site family business. A key attraction of the park is the mains gas supply and free resident parking.

This particular unit is in a secluded second line position and has a good size plot surrounding the home. The accommodation internally is set on a traditional floorplan and is presented to a good standard throughout.

The main entrance to the property is via the high gloss kitchen which presents in a full range of cream high gloss wall and base units with ample work surfaces and integrated appliances. There is large lounge/diner which extends the full width of the property and benefits from double glazed French doors that open out onto a small outside raised terrace.

The two bedrooms are both double rooms with the master bedroom boasting a full range of fitted wardrobe cupboards along one wall. These are supported by the modern shower room which is fully tiled and offers a double shower cubicle, low flush wc and wash hand basin, the walls are fully tiled.

Externally the property is set on a good size second line plot and the gardens surround the unit. As is usual on fowley mead park there are two external storage sheds for resident use, which remain under the ownership of the park but are for the use of the resident, to be maintained by the resident.



Other features include gas central heating and full double glazing.

Fowley Mead Park welcomes guests aged 50 or over and operates a NO pet policy, free parking is granted to residents for one vehicle per unit.

Being offered chain free viewing is highly recommended but interested parties must note that park homes are CASH PURCHASES ONLY.

#### **ACCOMMODATION IN BRIEF COMPRISSES:**

##### **ENTRANCE PORCH**

5' 10" x 2' 8" (1.78m x 0.81m)

##### **HIGH GLOSS FITTED KITCHEN**

9' 3" x 9' 3" (2.82m x 2.82m)

##### **LOUNGE/DINER**

19' 10" x 10' 10" (6.05m x 3.3m)

##### **INNER HALL**

##### **MASTER BEDROOM**

9' 8" x 8' 10" (2.95m x 2.69m) Measurements up to the fitted wardrobes

##### **BEDROOM TWO**

9' 8" x 9' 2" (2.95m x 2.79m)

##### **SHOWER ROOM**

7' 5" x 6' 8" (2.26m x 2.03m)

##### **EXTERIOR**

##### **PERSONAL GARDEN**

Gardens surround the unit

### Ground Floor



### EXTERIOR STORAGE

Two brick built storage sheds

### CHARGES/SERVICES

Title: Agreement regulated by the mobile homes act

Council Tax: Band A within Broxbourne Borough Council

Ground rent: £193.70 pcm - increased annually in line with inflation.

Services: Mains Gas, Mains water, Virgin TV and internet