



- 42 X 12 PARK HOME
- POPULAR RETIREMENT PARK
- CHAIN FREE
- PET FRIENDLY SITE

The Poplars, Woodbine Close, Waltham Abbey, EN9 3RL

42 x 12 Park Home situated on the popular Woodbine Park retirement development enjoying direct views over Epping Forest. Two bedrooms, kitchen, modern shower room. Park homes are purchased CASH ONLY and this property is being offered chain free.

PRICE: £75,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Woodbine Park is a popular retirement site for residents aged 50 or over. The park is well located adjacent to local pub/restaurants and additionally bus stops outside the development provide a regular service to neighbouring towns of Epping and Waltham Abbey. The woodbine park welcomes well behaved pets (inline with site rules)

The unit occupies an attractive plot on the site enjoying direct views over Epping Forest land and free resident parking bays. This units has been in the same ownership since 1999 and measures 42' x 11'.

The accommodation provides entrance hall with storage cupboard. The lounge faces the front aspect and offers a bow window with views to the forest land. There are two double bedrooms with the master bedroom offering a range of fitted wardrobes and bedrooms are supported by a modern shower-room with white suite.

Externally the unit has a wraparound garden comprising lawn area and paved patio to rear.



HALLWAY

LOUNGE

11' 7" x 10' 7" (3.53m x 3.23m)

KITCHEN

10' 7" x 7' 7" (3.23m x 2.31m)

BEDROOM ONE

8' 7" x 7' 7" (2.62m x 2.31m)

BEDROOM TWO

8' 00" x 7' 7" (2.44m x 2.31m)

SHOWER ROOM

7' 7" x 5' 6" (2.31m x 1.68m)

WRAP AROUND GARDEN



CHARGES

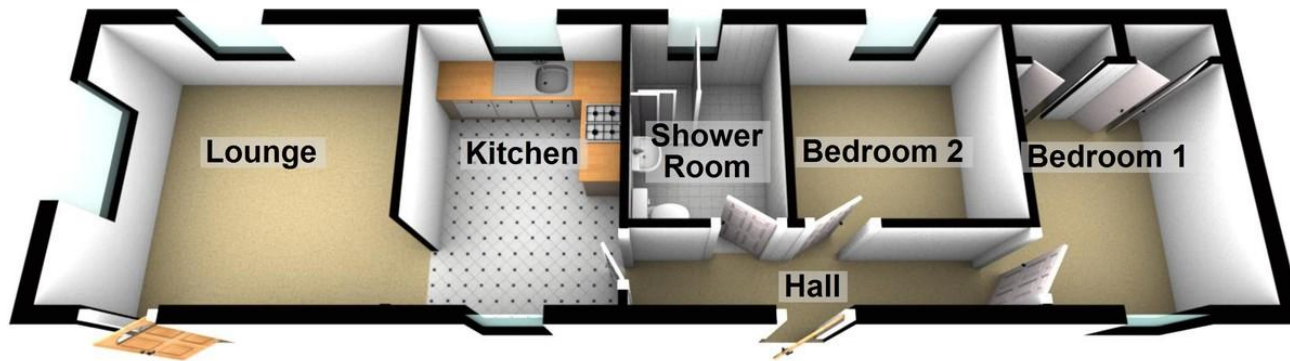
Title: Agreement regulated under the mobile homes act

Council Tax: Band A within Epping Forest

Ground Rent: £231.21 PCM Which includes water at £30.54



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