



- 38' x 12' PARK HOME
- DISABLED ACCESS
- 11 MONTH OCCUPATION ONLY
- CASH PURCHASE

Lee Valley Campsite Sewardstone , Sewardstone Road, London, E4 7RA

Constructed in 2012 we offer this 38' x 12' Holiday home on the popular Lee Valley Campsite. External decking with space for table and chairs. Secluded edge of development plot. Two double bedrooms, good size lounge, fitted kitchenette . 11 MONTH OF THE YEAR OCCUPATION. CASH PURCHASE ONLY

PRICE: £67,995 (LICENCE ASSIGNED BY LEE VALLEY REGIONAL PARK AUTHORITY)



Property Description

38' X 12' Holiday home constructed in 2012 and set on an established park with occupation granted for 11 months of the year.

The home itself is set on a rear boundary plot and has a personal decked area which is accessed via a sloping ramp allowing easy entrance for wheelchairs/prams or similar.

Internally there is a good size lounge which faces the front and there are two double bedrooms. The bathroom is presented as a full wet room and the kitchenette is fitted with a range of wall and base unit, fitted oven and plumbing for washing machine.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Lee Valley Campsite, Sewardstone is a picturesque well regarded development with a woodland feel on the Sewardstone/Chingford borders.

The unit are well spaced and the on-site facilities include a convenience and camping store. At the front of the site is the bus stop for the 215 bus which offers a direct and regular service Walthamstow Central BR station giving links to London Liverpool street and Victoria Line underground service.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome





ACCOMMODATION IN BRIEF COMPRISES

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) Bow window to front aspect

KITCHENETTE

16' 0" x 5' 7" (4.88m x 1.7m) Range of fitted wall and base units. Inset oven. Space for fridge freezer and plumbing for washing machine.

BEDROOM ONE

12' 0" x 8' 9" (3.66m x 2.67m)

BEDROOM TWO

9' 9" x 6' 5" (2.97m x 1.96m)

WET ROOM

6' 5" x 6' 4" (1.96m x 1.93m)

EXTERIOR

PARKING

Free resident parking in the communal car park

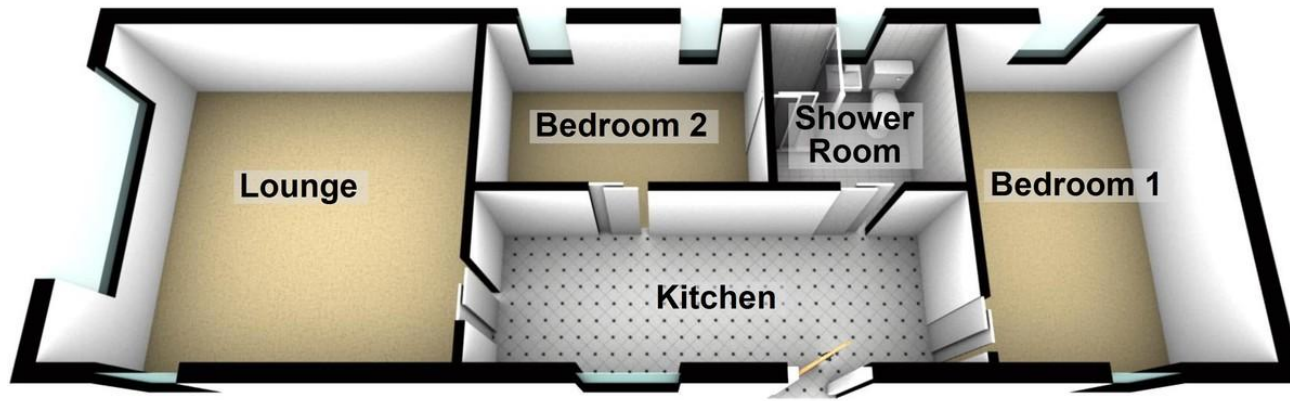
CHARGES

Council tax exempt



Site fees are £4,059.84 up to 31st March 2024 (including deck space) which includes water supply and waste water. High speed broadband is available on site and billed individually to each unit.

Ground Floor



25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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