



- 30' X 20' PARK HOME
- ESTABLISHED PARK IN EPPING FOREST
- RETIREMENT PARK FOR OVER 50'S
- ALLOCATED PARKING

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

CASH PURCHASE ONLY Constructed in 2016 we offer this modern 30' x 20' 2 bedroom Sophia park home on an established residential retirement development. Modern open plan living, fitted kitchen and luxury shower room. Full electric heating, mains water/waste supply CHAIN FREE.

**Price: £205,000** (Agreement regulated by the mobile homes act)



## Property Description

The Elms mobile home site is an established retirement park for residents aged 50 or over. The park is located in the heart of the historic Epping Forest and is located adjacent to the renowned Owl public house and restaurant.

The property itself was constructed in 2016 and is a popular 'Sophia' style from Prestige Homes manufacturers. The accommodation is presented to an excellent standard internally and is being offered chain free.

The kitchen which is fully fitted with an attractive range of shaker style wall and base units incorporates a base level oven, hob and fitted extractor. There is integrated fridge/freezer and washing machine.

The main living accommodation is an open plan lounge/diner which is dual aspect and affords plenty of natural light supported by French doors leading onto the front verandah.

There are two double bedrooms both of which offer fitted wardrobe cupboards and these are supported by the modern fully tiled shower room.

Externally there is a raised Verandah to the front aspect and the remainder of the gardens, which surround the unit are predominately laid to shingle for ease of maintenance.

Parking for one vehicle is provided within the agreement and this will be allocated in the resident parking area which is supported by visitors parking.

Other features include full double glazing and electric central heating.





The Elms park home site operates a no dog policy and residents must be aged 50 or over to live on site.

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**ACCOMMODATION IN BRIEF COMPRISES:**

**KITCHEN**

9' 5" x 8' 11" (2.87m x 2.72m)

**LOUNGE/DINER**

14' 4 Max" x 9' 7 Max" (4.37m x 2.92m)

**INNER HALL**

5' 11" x 3' 00" (1.8m x 0.91m)

**BEDROOM ONE**

11' 7" x 9' 3" (3.53m x 2.82m)

**BEDROOM TWO**

8' 7" x 9' 3" (2.62m x 2.82m)

**SHOWER ROOM**

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

**EXTERIOR**

Personal Veranda to the front aspect. Good size plot surrounds the unit which is predominately laid to shingle for ease of maintenance.

**PARKING SPACE**

One bay allocated within the ownership agreement. Subject to availability and by agreement with the site an additional car port may be available for a monthly charge of £15.00 pcm

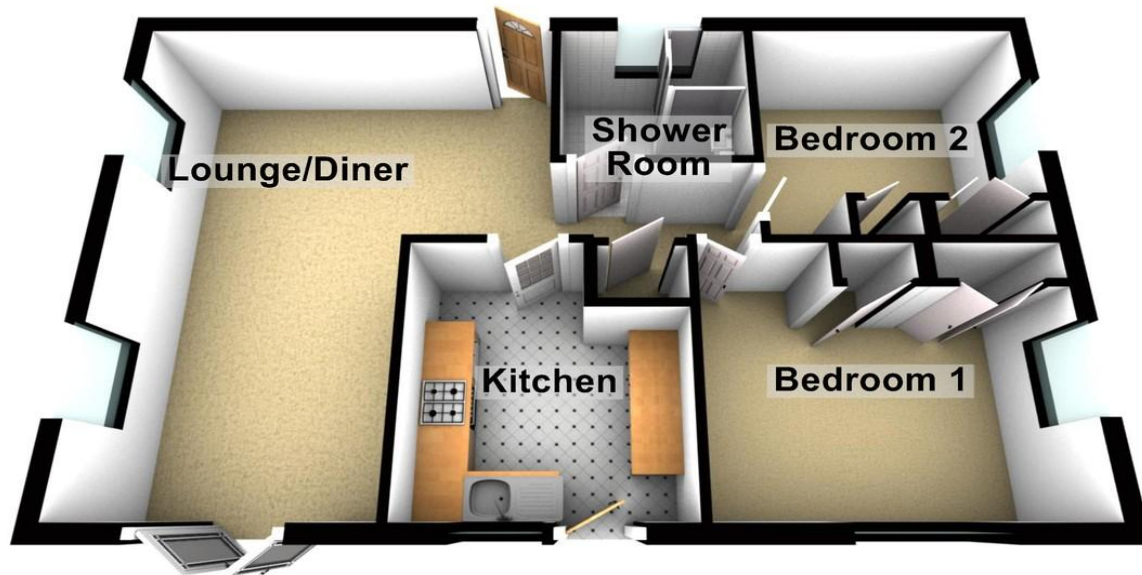
**CHARGES**

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

Council Tax Epping Forest District Council Band A

Ground Rent £232.78 Per Month

## Ground Floor



### UTILITIES

Electricity - Mains

Water - Mains

Sewerage - Mains

Heating - Electric

Broadband - BT

Mobile Signal and coverage - O2

### POINTS TO CONSIDER

Site rules/pet restriction - please ask for a copy of the site rules - no dogs, maximum of four cats

Age restriction - residents must be aged 50 or over

Construction - this is a park home and therefore the construction is predominately timber and composite 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