



- 38' x 12' PARK HOME
- CASH PURCHASE ONLY
- OCCUPATION 11 MONTHS OF THE YEAR
- PERSONAL DECK SPACE

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

CASH PURCHASE ONLY. Constructed in 2017 we offer this 38' x 12' Pemberton Avingdon Holiday home on the popular Lee Valley (Sewardstone) Campsite. Lounge open plan to fitted kitchen and space for table and chairs. Two double bedrooms with en-suite Jack and Jill shower-room 11 MONTH OF THE YEAR OCCUPATION

PRICE: £74,995 (Ownership under licence with Lee Valley Regional Park Authority)



Property Description

Constructed in 2017 we offer this well maintained 38' X 12' Pemberton park home sited on the established Lee Valley Sewardstone holiday park development for occupation 11 months of the year.

The accommodation is well planned with a good size lounge area which extends onto the open plan kitchen/diner. The lounge has double doors onto the front exterior and personal deck space. Internal double doors can separate this area from the kitchen to give an element of privacy if required. The kitchen is well fitted with a range of wall and base units and offers plumbing for both dishwasher and washing machine. Additionally there is space for a full size table and chairs.

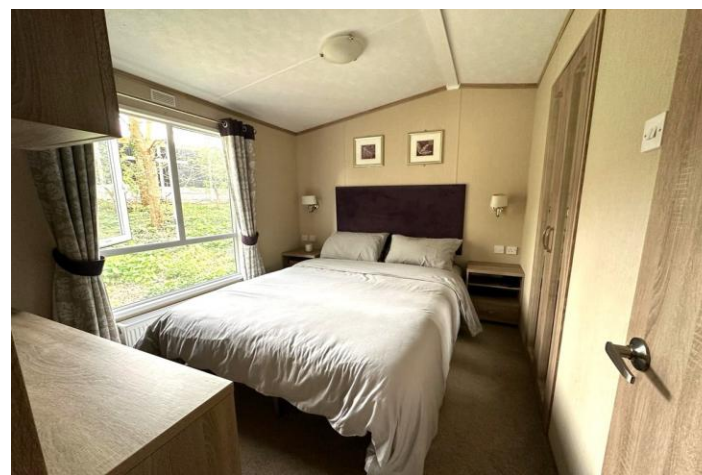
The two bedrooms are both double rooms with the master boasting a large walk in wardrobe. A modern shower room with white suite is accessed via the inner hallway but additionally there is direct access from the master bedroom for convenience.

Externally this particular unit is sited in the corner of the development offering a good degree of privacy and has a rear sun deck and a useful storage shed with power and light connected.

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 units 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 on site.

ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

12' 0" x 12' 0" (3.66m x 3.66m)

KITCHEN

12' 0" x 10' 4" (3.66m x 3.15m)

INNER HALL

8' 6" x 2' 7" (2.59m x 0.79m)

MASTER BEDROOM

9' 6" x 8' 4" (2.9m x 2.54m) Measurement taken up to the walk in wardrobes

BEDROOM TWO

8' 10" x 5' 4" (2.69m x 1.63m)

SHOWER ROOM

9' 8" x 3' 5" (2.95m x 1.04m)

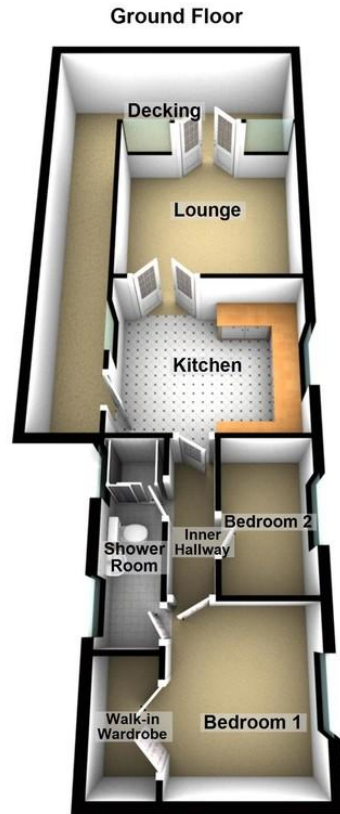
EXTERIOR

Personal deck space.

Free resident parking in nearby car park

Communal lawned grounds surround the unit





TENURE AND CHARGES

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Site fees for this home are £3830 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services.

Electric is supplied by the site but billed to each unit individually

Gas LPG Gas bottle supply

Council Tax exempt

There is a high grade internet available - fee to be confirmed with site office

No Council tax costs

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