



- 38' X 12' HOLIDAY HOME
- 11 MONTHS OF THE YEAR OCCUPATION
- CASH PURCHASE ONLY
- PERSONAL SUN DECK

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

38' x 12' Holiday home situated on the popular Lee Valley Campsite for occupation 11 months of the year only. Personal sun deck. Good size living area, two bedrooms, en-suite toilet to main bedroom. Dogs welcome. CASH PURCHASE ONLY

**PRICE: £89,995** ( LICENCE ASSIGNED BY LEE VALLEY REGIONAL PARK AUTHORITY)



## Property Description

Attractive 38' x 12' Heritage specification mobile home. The unit is offered fully furnished with quality fixtures and fittings and is ready for immediate occupation as it is being offered chain free.

The accommodation is well planned with an open plan living area with guest sofa bed which extends on to the attractive kitchen/diner with fitted appliances.

There are two bedrooms with the master bedroom boasting an en-suite WC additionally there is a separate bathroom. 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 to 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:

### LIVING AREA

19' 7" x 12' 0" (5.97m x 3.66m) of which the kitchen measures 12' x 8

### INNER HALL

6' 4" (1.93m)

### MASTER BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m)

### EN-SUITE WC

3' 8" x 2' 5" (1.12m x 0.74m)

### BEDROOM TWO

8' 0" x 6' 0" (2.44m x 1.83m)

### SHOWER ROOM

7' 5" x 3' 7" (2.26m x 1.09m)

### EXTERIOR

Personal decks space..

Free resident parking in nearby car park

Communal lawned grounds surround the unit

### UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers .

## 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

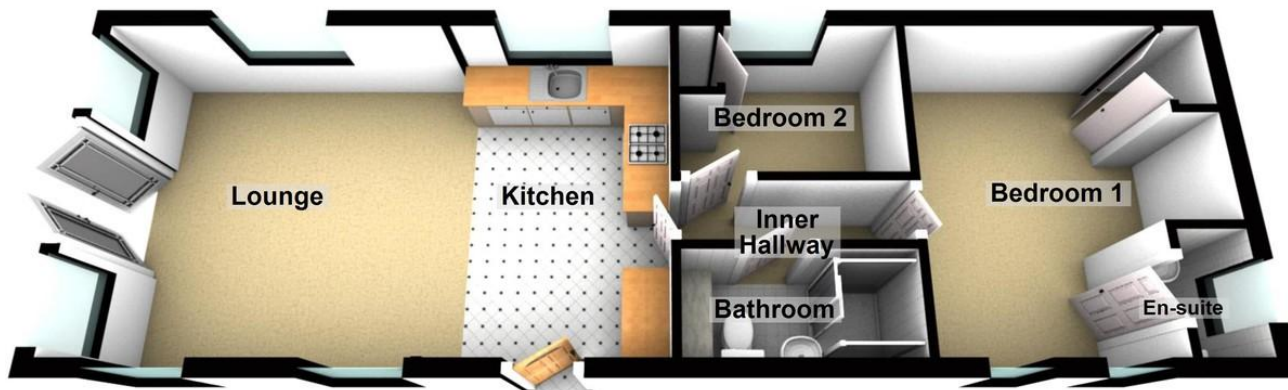
Gas LPG Gas bottle supply

Council Tax exempt

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

No Council tax costs

## 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