



- 36' X 12' PARK HOME
- CASH PURCHASE ONLY
- ON PLOT PARKING
- MODERN HIGH GLOSS KITCHEN

Second Avenue , Galley Hill, Waltham Abbey, EN9 2AW

36' x 12' Park Home situated on a popular established park in a semi-rural location surrounded by Essex countryside. The home is well presented with ample on plot parking. Modern high gloss kitchen, double bedroom with fitted wardrobes. Chain Free.
CASH PURCHASE ONLY

PRICE: £79,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Breach Barns park home site is an established development situated in a semi-rural location surrounded by Essex countryside. The site is supported with an on-site office and is noted as a family park. Well behaved pets are welcome.

This particular unit which measures 36' x 12' has been well maintained and was originally constructed in 2012.

The accommodation in brief provides an entrance hall which gives access to the remainder of the accommodation. There is good size lounge with a fireplace feature and this provides open plan access to the modern kitchen. The high gloss kitchen is fully fitted with integrated appliances and contrasting work-surfaces.

There is a double bedroom with fitted wardrobes and this is supported by the bathroom which offers a white suite comprising of panelled bath, low level WC and wash hand basin.

Externally the plot surrounds the unit and offers ample off road parking for both resident and visitors.

Other features include LPG gas heating and full double glazing.

Being offered chain free early viewing is highly recommended





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

5' 05" x 4' 0" (1.65m x 1.22m)

LOUNGE

12' x 12' (3.66m x 3.66m)

KITCHEN

12' x 7' 06" (3.66m x 2.29m)

BATHROOM

7' 03" x 5' 06" (2.21m x 1.68m)

BEDROOM

12' 0" x 9' 0" (3.66m x 2.74m)

EXTERIOR

Plot surrounds the unit and predominately laid to block paving

PARKING

On plot parking

CHARGES AND TENURE

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

Council Tax Epping Forest District Council Band A

Ground Rent £293.20 Per month - Includes water and sewage supply and road maintenance contribution .

UTILITIES

Electricity - Mains

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board 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