



- 36' X 20' PARK HOME
- RETIREMENT DEVELOPMENT
- CASH PURCHASE ONLY
- OPEN VIEWS TO REAR ASPECT

The Elms, Lippitts Hill, Loughton, IG10 4AW

REALISTICALLY PRICED 3 bedroom park home measuring 36' x 20' on the popular Elms Park retirement site set within the heart of Epping Forest. Stunning views at the rear of the property over open land. Large lounge. Residents must be aged 50 or over. No pet policy. CASH PURCHASE ONLY

PRICE: £135,000 (Agreement regulated by the mobile homes act)



Property Description

The Elms retirement park is an established park set in the heart of the historic Epping Forest and welcomes residents aged 50 or over for all year round occupation.

This particular property is approx. 35 years old but appears to have been very well maintained and is presented to a good internal presentation throughout. The accommodation is well balanced and offers a good size lounge/diner which extends the full width of the rear of the property and therefore benefits from stunning views over open land/horse fields to the rear.

The kitchen is fitted with a range of wall and base units with contrasting work surface and additionally provides space for a table and chairs.

Unusually there are three bedrooms with the main two bedrooms offering a full range of fitted wardrobe cupboards. The current vendor uses bedroom three as an office space but it is large enough to house a single bed if a third bedroom is required. The accommodation is completed with the bathroom which presents with a white suite.

Externally the plot surround the unit to all sides and the main attraction in the garden is the raised sun deck which is accessible from the lounge and affords wonderful views over open land to the rear aspect.

Parking is granted within ownership of the home and residents are allocated one parking bay per unit, with the option to hire a car-port at a nominal cost, subject to availability, for a second resident.

Park homes are purchased in CASH as finance options are





not available.

Our vendor is highly motivated to sell and accordingly has realistically priced the property to sell. Early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

19' 08" x 11' 10" (5.99m x 3.61m)

KITCHEN

11' 03" x 9' 08" (3.43m x 2.95m)

BEDROOM 1

9' 08" x 10' 06" (2.95m x 3.2m)

BEDROOM 2

9' 06" x 8' (2.9m x 2.44m)

BEDROOM 3

6' 06" x 5' 10" (1.98m x 1.78m)

BATHROOM

6' 06" x 5' 06" (1.98m x 1.68m)

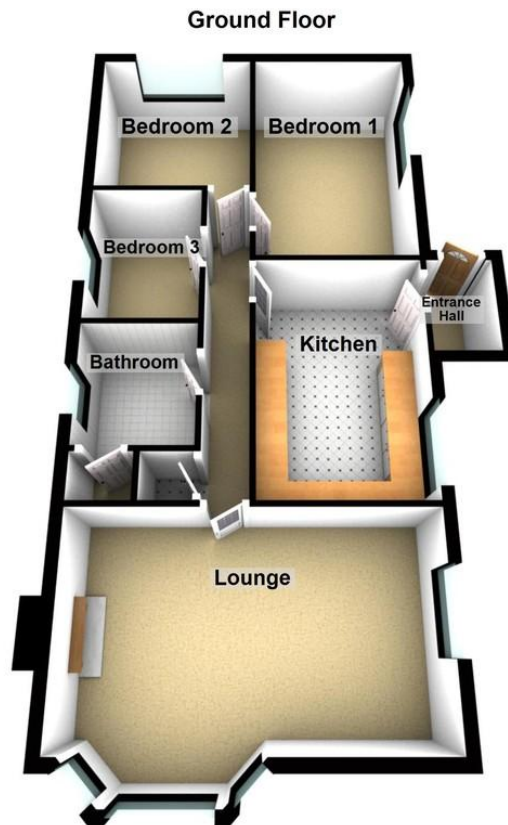
EXTERIOR

Hard standing gardens surround the unit. Raised rear sun deck .

PARKING

One allocated parking bay. Visitors parking.

If there is a second resident then there may be an option to hire a carport from the landowners at a nominal monthly fee, but this is subject to availability.



CHARGES

TENURE: Ownership is under the agreement regulated by the mobile homes act
Council Tax Epping Forest District Council Band A
Ground Rent £242.00 Per Month (Subject to clarification from the site office)

UTILITIES

Electricity - Mains
Water - Mains
Sewerage - Mains
Heating - Oil
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