



- 2018 PARK HOME
- 50' X 12' LONGER STYLE
- STUNNING REAR ASPECT VIEWS
- TWO DOUBLE BEDROOMS

### First Avenue, Galley Hill, Waltham Abbey, EN9 2AL

LARGER STYLE 50' X 12' PARK HOME WITH STUNNING VIEWS OVER ESSEX COUNTRYSIDE TO THE REAR. Presented to an excellent standard internally. Two double bedrooms. Fitted kitchen with integrated appliances. On plot parking. OPEN VIEWS TO THE REAR. Family park. Cash purchase only.

**PRICE: £149,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

Breach Barns is a residential park home site in a semi-rural location on the edge of Essex countryside. The park is surrounded by both Essex countryside and is adjacent to the edge of Epping Forest and offers many picturesque walks which are enjoyed by local residents and dog walkers.

The park is a family park and welcomes well behaved pets.

This particular unit constructed in 2018 measures a generous 50' x 12' and is presented in excellent 'as new' condition throughout. It is located on one of the most desirable plots on the development with open aspect views to the rear and ample off road parking for both residents and visitors.

There are two double bedrooms which both benefit from fully fitted wardrobes with over head storage. These are supported by the bathroom which offers a white suite comprising panelled bath with over head shower, wash hand basin and low flush WC.

The main living area is mainly open plan with a small separating wall between the living area and kitchen/diner. The kitchen offers a good range of fitted wall and base units with integrated appliances including fridge/freezer, washing machine, electric oven and gas hob. Additionally within this area there is ample space for a table and chairs.

The good size lounge area enjoys sliding patio doors on the rear garden and the open countryside beyond.







Externally there is a paved rear garden and off road parking for both residents and visitors.

Additional features include full Georgian style double glazing and LPG gas central heating.

Being offered chain free, viewing is highly recommended.

As is usual with park homes, funding is rarely available and therefore purchases are made with cash funds.

**ACCOMMODATION IN BRIEF COMPRISES:**



**ENTRANCE HALL**

15' 6" x 2' 6" (4.72m x 0.76m)

**LOUNGE AREA**

12' 0" x 12' 2" (3.66m x 3.71m)

**KITCHEN/DINER**

12' 0" x 10' 9" (3.66m x 3.28m)

**MASTER BEDROOM**

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

**BEDROOM TWO**

9' 6" x 8' 6" (2.9m x 2.59m)

**BATHROOM**

7' 2" x 6' 6" (2.18m x 1.98m)

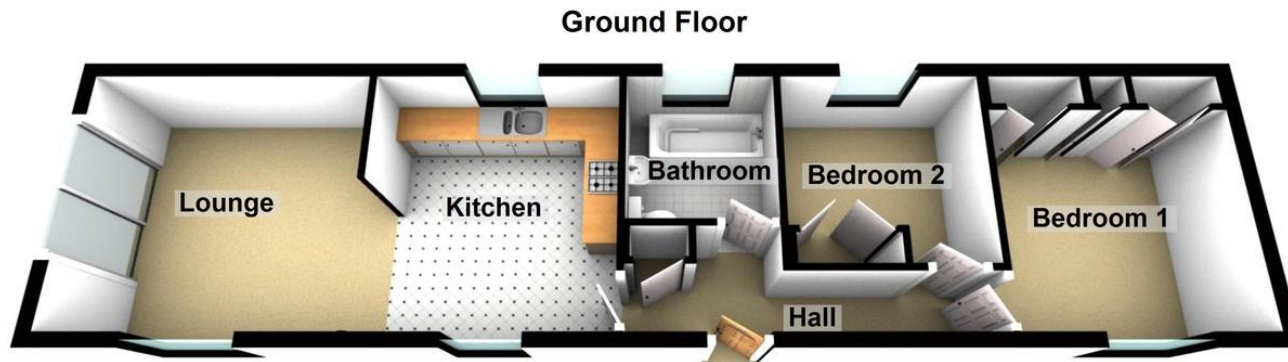
**EXTERIOR**

**REAR GARDEN**

Courtyard style rear garden which has been professionally laid to block paving which extends to surround the unit.

**OFF ROAD PARKING**

Ample off road parking for both resident and visitors



#### **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 £293.08 per month - which includes water and sewage and monthly road contribution.

#### **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.

#### **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 .

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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