



- 36' x 10' PARK HOME
- ESTABLISHED RETIREMENT PARK
- PERSONAL GARDEN
- EXTERNAL STORAGE SHEDS

Fowley Mead Park , Longcroft Drive, Waltham Cross, EN8 7SX

36' x 10' Park home situated on the centrally located Fowley Mead Park RETIREMENT SITE for residents aged 50 or over. LPG gas supply. Two external storage sheds. One double bedroom. Good size kitchen. Chain free. CASH PURCHASE ONLY

PRICE: Offers In Region Of £60,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

36' x 10' park home situated on the popular Fowley Mead Park retirement site. The site is well located close to bus routes and local shops for day to day needs. More extensive shopping is available at either Waltham Cross Pavilion or the historic town centre of Waltham Abbey.

The property itself is set on a second line plot with good size gardens that surround the unit. Benefits of the home include double glazing and full gas central heating via LPG gas supply.

The accommodation in brief offers a dual aspect lounge, a good size fitted kitchen with space for table and chairs. The bedroom offers a full range of fitted wardrobes along one wall and this is supported by the bathroom which presents with a pale coloured suite.

Externally there are good size personal gardens that surround the unit, and is usual to Fowley Mead Park there are two brick built external storage sheds. One shed provides excellent storage space and the other is designed to offer utility/laundry space.

The site is age restricted and therefore residents must be aged 50 or over and there is a no pet policy. For the benefit of residents there is free parking for one vehicle per unit within the car parks.

The unit would benefit from refurbishment and this is reflected in the competitive asking price.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

5' 6" x 2' 9" (1.68m x 0.84m)

LOUNGE

12' 1" x 10' 0" (3.68m x 3.05m)

KITCHEN

10' 4" x 10' 0" (3.15m x 3.05m)

BEDROOM

8' 0" x 7' 7" (2.44m x 2.31m) Measurement up to fitted wardrobes

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

EXTERIOR

Personal lawned gardens surround the unit

EXTERNAL STORAGE

Two brick built storage sheds for use by the resident but remain the ownership of the park.

PARKING

One free parking space per unit in the communal car parks. Each unit is allowed one car per unit

CHARGES AND TENURE

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

Council Tax - Broxbourne borough Council - Band A

Ground Rent £201.30 per month .

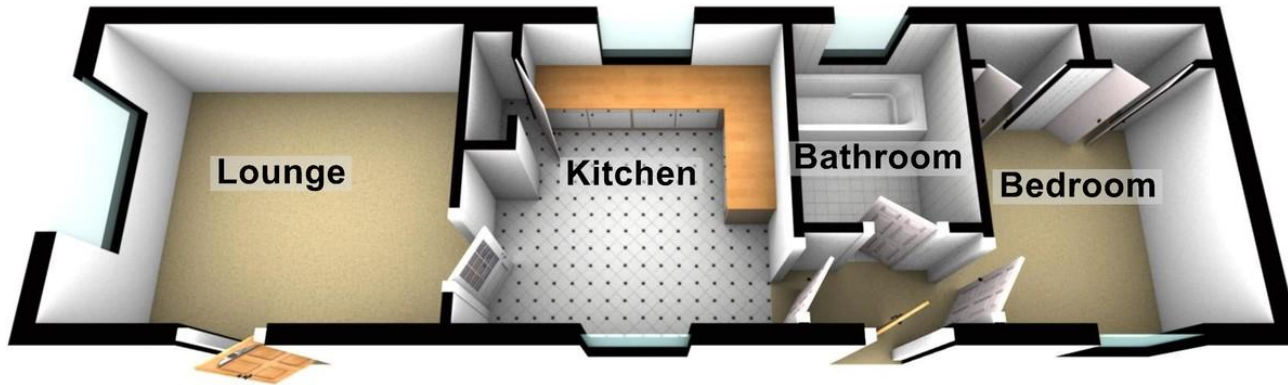
POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules -
No pet policy on site

Age restriction - Residents must be aged 50 or over

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.

Ground Floor



UTILITIES

Electricity - Mains

Water and sewerage charges - Mains supply

Heating – LPG gas supply

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