



- WELL PRESENTED PARK HOME
- CONSTRUCTED 2011
- RETIREMENT SITE FOR OVER 50'S
- TWO BEDROOMS

The Rowans , Woodbine Close, Waltham Abbey, EN9 3RH

40' x 12' Park home on the popular Woodbine Park retirement development. Good size personal plot with wrought iron boundary. Two bedrooms with fitted wardrobes, modern kitchen and replacement shower room. Residents must be aged 50 or over. Close to bus routes and Epping Forest. CHAIN FREE. Cash purchase only .

PRICE: £129,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on the popular Woodbine Park retirement development on the edge of Epping Forest we offer this 40' x 12' park home constructed in 2011. The seller has recently invested in the property including a newly installed boiler and full external redecoration of the property.

The accommodation offers a lounge with patio doors to the side garden, modern kitchen/diner with space for a breakfast table and chairs. There are two double bedrooms both of which offer fitted wardrobes and these are supported by the modern shower room which has a double walk in shower, vanity wash hand basin and low level WC.

Externally the unit is on a good size plot which surrounds the unit and offers on plot parking for one/two vehicles.

Woodbine Park stipulates that residents must be aged 50 or over and welcomes well behaved pets.

Viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

11' 6" x 7' 5" (3.51m x 2.26m)

LOUNGE

11' 4" x 10' 7" (3.45m x 3.23m)

BEDROOM ONE

9' 5" x 7' 8" (2.87m x 2.34m)

BEDROOM TWO

8' 4" x 7' 5" (2.54m x 2.26m)

REFITTED SHOWER ROOM

EXTERIOR

GARDEN

The plot surrounds the unit. External water point.
External lighting. Wrought iron boundary.

ON PLOT PARKING

CHARGES AND TENURE

Tenure: Property is owned under regulation by the mobile homes act.

Charges: Ground rent which includes water is currently £307.12 per calendar month subject to annual review in line with inflation

Council Tax - Band A



POINTS TO NOTE

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

TILITIES

electricity - Supplied and billed by the site office
water and sewerage charges are within the ground rent payment
heating - LPG Gas
broadband - Available
mobile Signal and coverage - varies between providers

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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