



- CASH PURCHASE ONLY
- ABI BEAUMONT 42 X 15
- TWO BEDROOMS
- TWO BATHROOMS

Dobbs Weir, Essex Road, Hoddesdon, EN11 0AS

ABI BEAUMONT 42 X 15 2023 BUILT HOLIDAY HOME on the popular Dobbs Weir caravan park situated on a gold plot. 11 months of the year occupation only. Two bedrooms. Two bathrooms. CASH PURCHASE ONLY

**PRICE £160,000 (LICENSE ASSIGNED BY LEE VALLEY REGIONAL PARK)**





## Property Description

Excellent position for this 42' x 15' ABI Beaumont holiday park home constructed in 2023. The unit is set on a 'Gold plot' enjoying a riverside position with on plot parking for multiple vehicles.

The unit is presented to an excellent standard internally to a high specification as is usual with an ABI Beaumont unit. The current vendor has made some bespoke amendments which include air conditioning and curtains/drapes throughout..

The main living area is open plan with a good size lounge granting access via double glazed French doors to the personal SUN DECK. with glass balustrades and riverside views.

The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include dishwasher, washing machine, fridge freezer and double oven.

There are two bedrooms with the master bedroom boasting an en-suite a full bathroom with white suite, shower enclosure, his and hers wash hand basins. There is an extensive range of fitted wardrobes cupboards and complementing drawer units and a bespoke padded headboard adding to the aesthetics of the bedroom.

The second room is a good size double and this is supported by an independent shower room with WC and wash hand basin. The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development.







Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

**LOUNGE/KITCHEN**

19' 10" x 13' 7" (6.05m x 4.14m)

**INNER HALL**

8' 00" x 2' 5" (2.44m x 0.74m)

**BEDROOM ONE**

11' 9" x 8' 1" (3.58m x 2.46m)

**ENSUITE**

13' 5" x 4' 6" (4.09m x 1.37m)

**BEDROOM TWO**

8' 7" x 7' 6" (2.62m x 2.29m)

**SHOWER ROOM**

8' 00" x 3' 5" (2.44m x 1.04m)

**TWO PARKING SPACES**

**SUN TERRACE**

**CHARGES AND TENURE**

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Site fees for this home are £5600.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services.



Electric is supplied by the site but billed to each unit individually

Gas LPG Gas bottle supply

Council Tax exempt

There is a high grade internet available - fee to be confirmed with site office

No Council tax costs

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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