



- AGE RESTRICTED PARK
- CENTRAL LOCATION
- CASH PURCHASE ONLY
- 12 MONTH OCCUPATION

### Fowley Mead Park , Longcroft Drive, Waltham Cross, EN8 7SY

30' X 10' Park home on set on the established Fowley Mead Park residential retirement park for residents aged 50 or over. One bedroom home with two brick built external storage units. Lounge, kitchen and full bathroom. Personal garden surrounds the unit. Free resident parking for one vehicle. CASH ONLY . No pet policy.

**PRICE: £45,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Situated on the popular Fowley Mead Park retirement site for residents aged 50 or over we offer this 30' x 10' park home. The unit is set on an internal plot on a pedestrian footpath.

Fowley Mead is a centrally located park with mains gas supply and is located within easy reach of local shopping facilities, Waltham Cross BR Station and bus station. More comprehensive facilities are available at either Waltham Cross Pavilion or the historic 14th century market town of Waltham Abbey

The accommodation offers a good size lounge, fitted kitchen, full bathroom suite and one bedroom.

Externally there is a personal garden plot which surrounds the unit and the unit has the benefit of two external brick built storage sheds for use by the occupant.

The site offers ownership to residents aged 50 or over, operates a NO PET POLICY and provides free parking for one car per unit on site.

**CASH PURCHASE ONLY**





## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

4' 0" x 3' 1" (1.22m x 0.94m)

### LOUNGE

10' 9" x 9' 7" (3.28m x 2.92m)

### KITCHEN

9' 7" x 7' 7" (2.92m x 2.31m)

### BEDROOM

8' 1" x 7' 5" (2.46m x 2.26m)

### BATHROOM

9' 7" x 7' 7" (2.92m x 2.31m)

## EXTERIOR

### STORAGE SHEDS

Two brick built storage sheds which are used and maintained by the occupier. One provides storage and the other is a utility room.

### PARKING

One free car park space (un-allocated) per unit

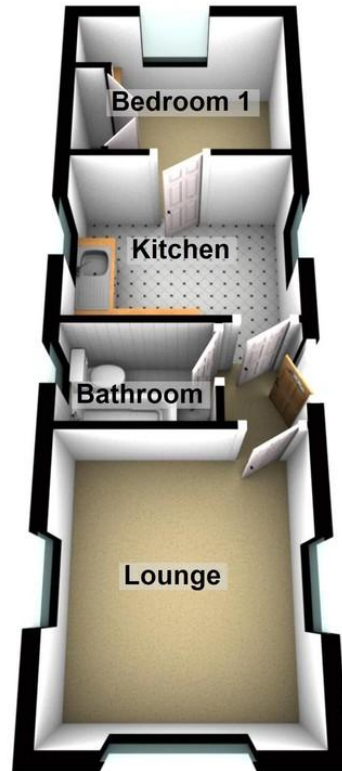
### CHARGES AND TENURE

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

Council Tax - Broxbourne borough Council - Band A

Ground Rent £216.30 per month .

## Ground Floor



### 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

### UTILITIES

Electricity - Mains

Water and sewerage charges - Mains supply

Heating - Mains 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