



- 40' x 10' RESIDENTIAL PARK HOME
- RETIREMENT SITE FOR OVER 50'S
- CASH PURCHASE ONLY
- CENTRALLY LOCATED PARK

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

40' x 10' PARK HOME on a fully residential retirement site for residents aged 50 or over. Secluded second line position. No pet policy. External storage sheds. Personal garden space. Large lounge, double bedroom. Chain Free. CASH PURCHASE ONLY

PRICE: £68,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Fowley Mead Park is an established centrally located residential park home site for persons aged 50 or over. Its is located close to local bus routes, local shops for day to day needs and set equidistant of the modern town centre at Waltham Cross with BR Station and the historic 14th century market town of Waltham Abbey.

The site is well maintained with a mains gas supply and parking for one vehicle per unit is provided in the communal car parks.

The unit itself is a longer style 40' x 10' home and is set in a seduded second line position with two external brick built storage sheds for resident use.

The accommodation offers a good size dual aspect lounge, double bedroom with fitted wardrobes, fitted kitchen and a tiled shower room with accessible walk in shower.

Externally as is usual for Fowley Mead Park there is a garden which surrounds the unit.

Fowley Mead Park welcomes residents aged 50 or over and operates a strict no pet policy.

CASH PURCHASE ONLY.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

LOUNGE

15' 2" x 9' 7" (4.62m x 2.92m)

KITCHEN

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

SHOWER ROOM

6' 5" x 4' 4" (1.96m x 1.32m)

BEDROOM

11' 2" x 9' 7" (3.4m x 2.92m)

EXTERIOR

Gardens surround the unit

PARKING

One vehicle per unit in the communal car parks

STORAGE

Two brick built external storage sheds for use by the resident

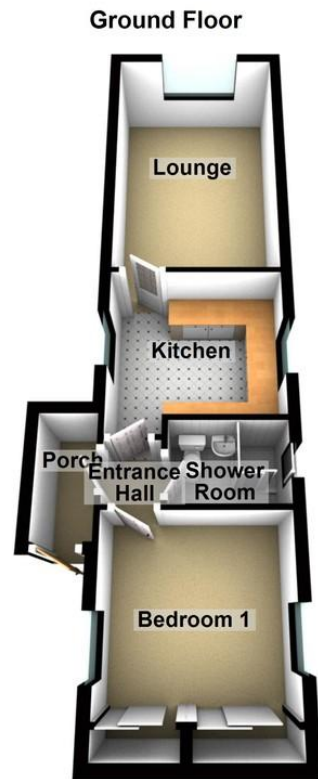
CHARGES AND TENURE

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.

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