



- 33' x 20' HARBUR PARK HOME
- PICTURESQUE PARK IN FOREST LOCATION
- QUALITY FIXTURES AND FITTINGS
- STUNNING FITTED KITCHEN

The Elms , Lippitts Hill, Loughton, IG10 4AW

BRAND NEW PARK HOME - Stunning location with views over open fields at the rear in the centre of High Beach Epping Forest. Fully fitted kitchen with integrated appliances. Two double bedrooms. High quality fixtures and fittings. AGE RESTRICTED PARK. Ready to occupy. CASH PURCHASE ONLY

PRICE: £215,000 (Agreement regulated by the mobile homes act)



Property Description

The Elms park home retirement site is an established residential park set in the heart of the historic Epping Forest adjacent to the well regarded resto-pub 'The Owl' which serves craft ales and a good variety of dishes.

The park itself is a dog free park but you may have up to five cats and the development welcomes guest over the age of 50 years of age . Each unit is offered ONE allocated parking bay.

This particular home is newly sited and has been constructed by the well regarded Harbur Homes Company ensuring quality fixtures and fittings throughout. The home measures 33' x 20' and has been designed with modern living requirements in mind including a social open plan living area with direct access on to the rear sun deck with uninterrupted views over open fields.

On entering the property you are welcomed with an open view of the main living area and kitchen. The main living area is stunning with triple aspect views and sliding double glazed doors leading to the rear exterior.

The kitchen has been carefully chosen in a cool green sage colour palette and is installed with integrated appliances including eye level double oven , integrated fridge and freezer, integrated washing machine and a full size dishwasher.

Within the living area is the lounge diner with the lounge offering sliding doors to the rear exterior and a contemporary cassette style fireplace feature. The dining area has space for a full size table and chairs.





The remainder of the accommodation offers two double bedrooms with the master bedroom boasting a large walk in wardrobe closet, panelled walls and an attractive box window seat. The second bedroom has a built in single wardrobe and an attractive box window seat. These are supported by the bathroom which presents with a full white suite including panelled bath with multi-function overhead shower, vanity wash hand basin and low flush WC

Externally the gardens surround the unit and will be finished with a raised sun deck at the rear offering un-interrupted views of the fields at the rear of the property

One parking space per unit is offered within the communal car park.

Other features include LPG gas supply and full double glazing

Ready to occupy, viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

LIVING AREA /KITCHEN

20' 0" x 17' 1" (6.1m x 5.18m)

INNER HALL

7' 7" x 3' 5" (2.31m x 1.04m)

BEDROOM ONE

12' 6" x 9' 2" (3.81m x 2.79m)

WALK IN WARDROBE CUPBOARD

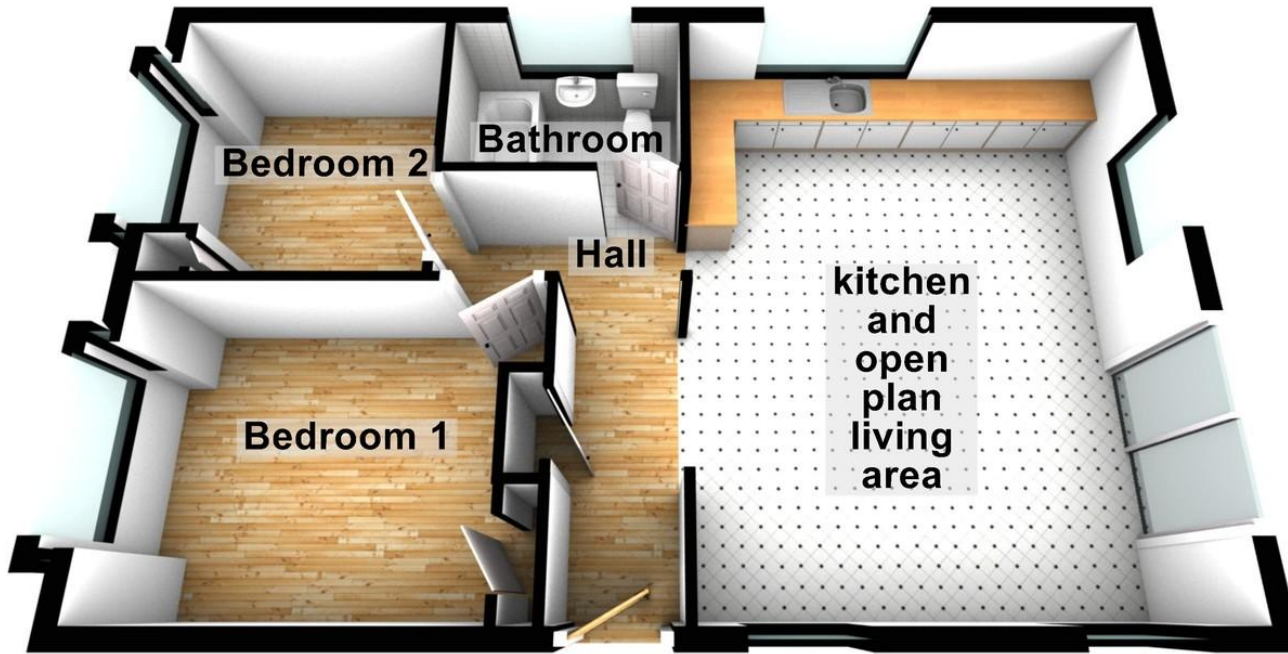
BEDROOM TWO

9' 1" x 8' 8" (2.77m x 2.64m)

BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

Ground Floor



EXTERIOR

REAR SUN DECK

GARDENS

Surround the unit with side patio area

PARKING

One allocated parking bay

TENURE AND CHARGES

Tenure: Agreement is regulated by the mobile homes act

Ground rent: £249.30 pcm - £2991.60pa. Ground rent is subject to annual inflation change protected by the mobile homes act

Annual charge subject to annual inflation change Council

Tax: Band A within Epping Forest

UTILITIES

New Home so services to be connected

Mains electric

Mains water and waste services

LPG gas supply

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules -

No Dog policy

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 composite 'canexel' fire retardant board with a steel chassis.

Financing is not available, purchases are made in cash.

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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