



- 45' X 12' PARK HOME
- TWO BEDROOMS
- FAMILY PARK
- CASH PURCHASE ONLY

## Maple Way, Breach Barns Lane, Waltham Abbey, EN9 2AX

Two bedroom park with a good size kitchen/breakfast room. CHAIN FREE. Set on the semi-rural Breach Barns family park which is nestled in the Essex countryside offering ideal position for dog-walkers and nature enthusiasts.

PRICE: £70,000 (Agreement Regulated By The Mobile Homes Act)



## Property Description

Being offered CHAIN FREE an opportunity to purchase this two bedroom park home situated on the popular Breach Barns family park.

The unit benefits from an allocated parking space and has been realistically priced for todays market.

The accommodation comprises an L-shape entrance hall providing access to the kitchen, bathroom and bedrooms.

A dual aspect lounge is bright and airy allowing for plenty of natural light and is accessed from the kitchen which has a range of fitted wall and base units with contrasting work surfaces and space for appliances and space for a table and chairs.

Bedroom one is a generous size and overlooks the front.

Bedroom two has fitted wardrobes and overlooks the rear.

A part tiled bathroom with a coloured three piece overlooks the rear.

Externally there is a rear garden which is part paved with shingle area and flower bed. Brick built shed.

### ENTRANCE HALL

### LOUNGE

11' 7" x 9' 10" (3.53m x 3m)

### KITCHEN

12' 3" x 11' 7" (3.73m x 3.53m)

### BEDROOM ONE

11' 7" x 8' 7" (3.53m x 2.62m)





**BEDROOM TWO**

9' 00 Max" x 5' 7" (2.74m x 1.7m)

**BATHROOM**

5' 6 Max" x 6' 1" (1.68m x 1.85m)

**REAR GARDEN**

**ALLOCATED PARKING SPACE**

**CHARGES**

Council Tax Epping Forest District Council Band A

Tenure - (Agreement Regulated under the Mobile Homes Act)

Ground Rent £257.52 includes Road contribution and Water and Sewage

**UTILITIES AND SUPPLIERS**

Electricity - Supplied and billed by the site office

Water and sewerage charges are within the ground rent payment

Heating - LPG

Broadband - Available

Mobile Signal and coverage - varies between providers .

**POINTS TO NOTE**

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

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.





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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