

- 30' x 12' PARK HOME
- ONE BEDROOM
- ON PLOT PARKING
- CASH PURCHASE ONLY

### The Lindens, Woodbine Close, Waltham Abbey, EN9 3RN

31 X 12' PARK HOME. Located on the popular Woodbine Park development for over 50's on the edge of Epping Forest. Lounge, bedroom with fitted wardrobes. Shower room with walk in shower. On plot parking space. Pet friendly site. CHAIN FREE CASH PURCHASE ONLY

PRICE: £85,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

Woodbine Park is an established park home retirement site for residents aged 50 or over. It is ideally located on the edge of Epping Forest with bus stops immediately outside the park which offer a regular service to neighbouring towns of Loughton or Waltham Abbey. Additionally junction 26 of the M25 is within one mile.

The site itself has a site office which is open in the mornings Monday to Friday and a social club house for both residents and external members. The site is a pet friendly site and well behaved dogs and cats are welcome (see site rules)

The accommodation comprises an entrance hall with a built in storage cupboard and provides access to the kitchen, shower room and bedroom.

The lounge which is accessed from the kitchen overlooks the front of the unit with a feature electric fire being the main focal point.

A fitted kitchen has a range of fitted wall and base units with contrasting work surfaces and built in oven and gas hob, there is also room for a small table and chairs.

The bedroom which is to the rear of the unit has fitted wardrobes, with matching bedside drawers.

The shower room with a walk in shower enclosure, close coupled WC and sink unit complete the interior.

Externally there is a wraparound garden, brick/concrete built shed and on plot parking for one vehicle







#### **ENTRANCE HALL**

4' 7" x 3' 10" (1.4m x 1.17m)

#### **LOUNGE**

10' 9" x 11' 7" (3.28m x 3.53m)

#### **KITCHEN**

11' 7" x 7' 6" (3.53m x 2.29m)

#### **BEDROOM**

9' 9" x 7' 11" (2.97m x 2.41m)

#### **SHOWER ROOM**

7' 6" x 4' 7" (2.29m x 1.4m)

#### **EXTERNALLY**

#### **GARDEN**

#### **ON PLOT PARKING**

#### **CHARGES**

Council Tax Epping Forest District Council Band A

Tenure - (Agreement Regulated by the Mobile homes Act)

Ground Rent £273.97 per month Includes Water and sewage

#### **POINTS TO NOTE**

Electricity - Supplied and billed by the site office

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas

Broadband - Available

Mobile Signal and coverage - varies between providers .

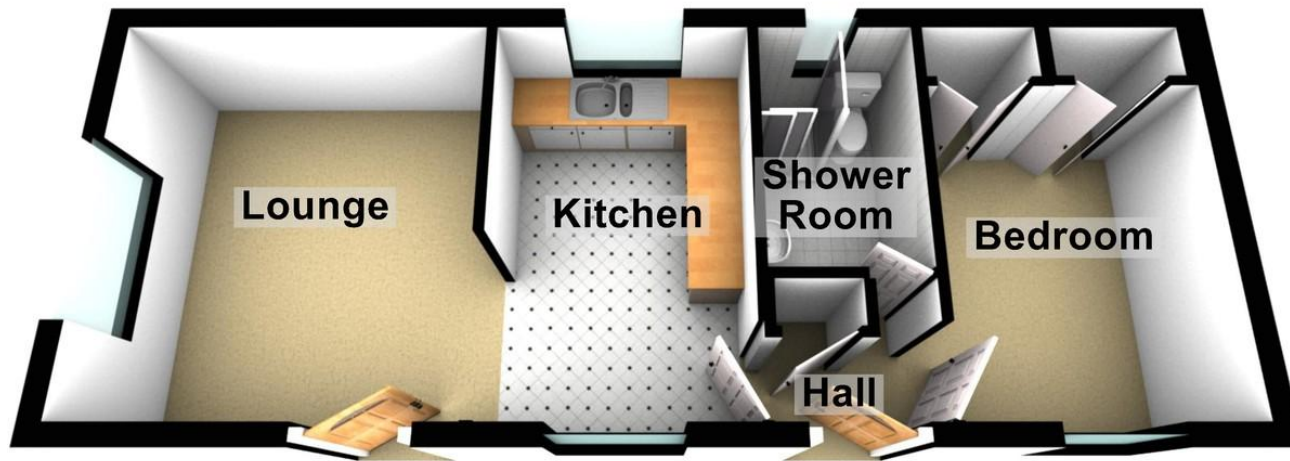
Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

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.



## Ground Floor



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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 are 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.