



**Oliver  
Minton**  
*Sales & Lettings*

**10 Holy Acre,  
Roydon Marina Village, Roydon**

**Essex CM19 5ER  
Price Guide £155,000**

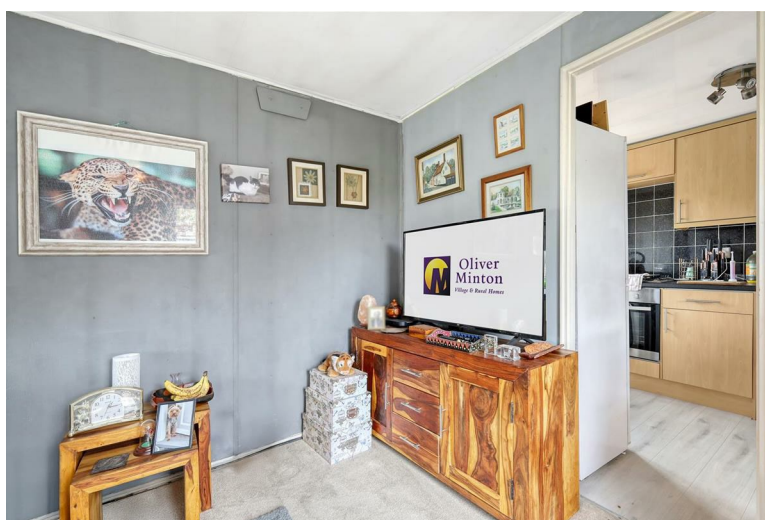
CHAIN FREE PARK HOME OFFERING FULL TIME RESIDENCY.... This 'Omar Ranch House' 36ft x 10ft detached park home is set within the sought after Roydon Marina Village. The property benefits from LPG gas central heating to radiators, recently installed double glazing, a recently erected porch and a wrap-around garden.

The accommodation comprises: Porch, hall, dual aspect living room, fitted kitchen, double bedroom and a modern shower room.

Being adjacent to the marina, one can enjoy lovely walks along the River Stort and into Roydon Village.

The village is served well with a local village store/post office, pharmacy plus two public houses with a variety of food choices. Roydon mainline train station has direct links to Liverpool Street in just over 30 minutes.





## Location

Roydon Marina Village is an exclusive development overlooking its own private 32 acre lake and marina, being close to the village centre and Roydon main-line station.

'Holy Acre' forms part of the full-time residency section on the complex which is situated towards the northern end of the Lea Valley Regional Park which offers a wide range of outdoor pursuits, leisure facilities and lovely countryside.

Perfectly position for those who love to be on the water, the development is set alongside the Lee and Stort Navigation, comprising some 40 miles of UK waterway. The property is conveniently located for access to Roydon High Street with Harlow Town being easily accessible for multiple shopping and sporting facilities.

Roydon station is a short stroll away and offers direct travel links to London Liverpool Street, Cambridge and Stansted Airport, London's Third International Airport.

There are also excellent road links with the M11, M25 and A414 all within easy reach.

## Accommodation

Upvc double glazed door opening to:



### Porch

Plenty of space for coats and shoes. Open and through to:

### Hall

Wood laminate flooring. Radiator. Storage cupboard.

### Kitchen 2.92m x 2.15m (9'6" x 7'0")

Fitted with a range of wall and base cabinets with roll edge work surfaces over. Tiling to splash-backs. Inset one and a half bowl sink and drainer. Space for tall fridge freezer. Under counter wine fridge. Cupboard housing 'Glow Worm' LPG gas fired boiler. Double glazed window.



### Living Room 3.15m x 2.95 (10'4" x 9'8")

Bright dual aspect room with a wide, double glazed box bay window, plus window and door to side. Radiator.

### Bedroom 3.34m 2.29m (10'11" 7'6")

Measured up to wardrobes. Double glazed window. Radiator. Comprehensive range of built-in, mirror fronted sliding door wardrobe cupboards to one wall.

### Shower Room

Modern white suite: Double size walk-in shower cubicle with glazed sliding screen. Low flush w.c. Vanity wash hand basin with cupboards below. Frosted double glazed window.



### Exterior

The property benefits from an open plan wrap around garden.

### Services

LPG gas fired heating to radiators served by 'Glow Worm' LPG gas boiler. Mains water, drainage and electricity.

LPG gas can be ordered from the site office or direct from Calorgas.

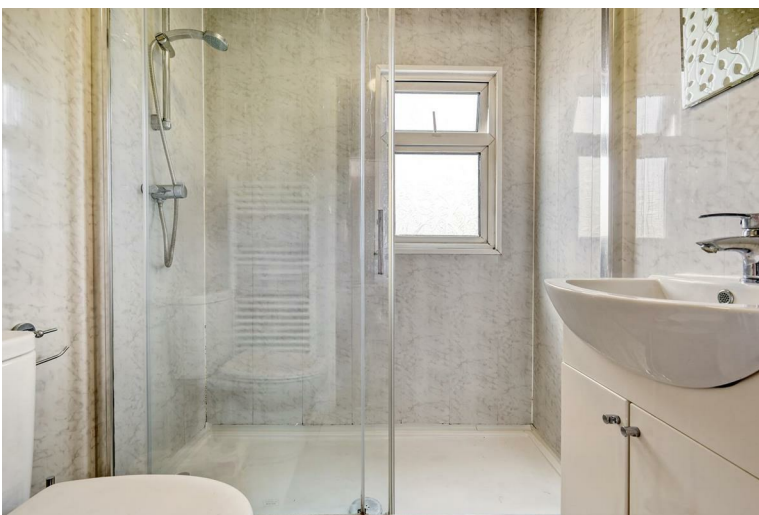
The property has a water meter. Charged quarterly by the site.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

### Agents Note

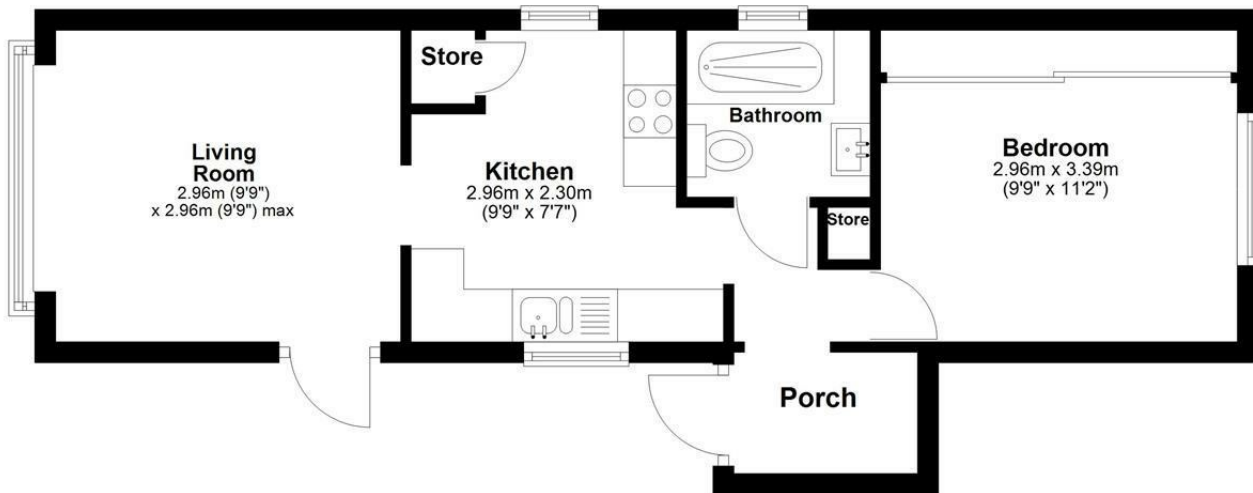
We are advised by the site office that the current service charges are £211.12 monthly.

- The site agreement is for an indefinite period, providing fees are paid and no park rules are broken.
- The park home has full time residential usage and can be your primary home.
- The Council Tax band is band A
- Age Restriction: Over 50 years.
- 10% of the sale price is payable to the Park Owners when a park home is sold. Please ask for more details.



## Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 34.2 sq. metres (368.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp. □

## Holy Acre

**Tenure:** Non-traditional

**Council Tax Band:** A

**Viewing Arrangements:**

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

**01920 412600**

**Email:** sales@oliverminton.com

**View all our properties at** [www.oliverminton.com](http://www.oliverminton.com)

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.