



- 45' X 20' PARK HOME
- ESTABLISHED PARK WITHIN EPPING FOREST
- ALLOCATED PARKING
- LARGE KITCHEN/DINER

### The Owl, Lippitts Hill, Loughton, IG10 4AN

45' x 20' park home set on an elevated plot on the popular Owl Park retirement site. The property offers two double bedrooms, large kitchen/breakfast room and excellent outside space including raised sun deck. Well maintained by the current owner. Parking for one car. CASH PURCHASE ONLY

**PRICE: £259,995** (Agreement regulated by The Mobile Homes Act)



## Property Description

Situated within Epping Forest on this established RETIREMENT park with stunning views over High Beech farmland we offer this larger style 45' x 20' two double bedroom park home. The Owl Park is a small intimate park with a well regarded forest pub adjacent to the site.

The site itself is a retirement park for residents aged 50 or over and offers one allocated parking space per unit. The site operates a no dog policy but cats are welcome.

This particular unit measures a generous 45' x 20 and is set on a good size elevated plot with gardens to all sides and additionally a raised sun terrace to take advantage of the stunning views over High Beech.

The whole property has been well maintained by the current vendor and has recently been redecorated throughout to create a neutral colour scheme allowing for the incoming party to be-spoke to their personal taste. Additionally over recent years the property has benefitted from replacement boiler, new double glazing, re-wiring and a re-plumbing.

As the unit measures 45' x 20' the accommodation feels spacious and in brief offers a good size kitchen with range of fitted wall and base units with space for a full size table and chairs, there is a large lounge which offers direct access to the raised sun deck. Both of the bedrooms are double rooms which are supported by the fully tiled four piece bathroom which presents with a white suite.

Externally there is a good size plot with gardens to all four sides presenting with a combination of terrace, sun deck and lawn. Additionally the site does provide one allocated parking space.

**CASH PURCHASE ONLY.**





## ACCOMMODATION IN BRIEF COMPRISES:

### KITCHEN/BREAKFAST ROOM

20' 0" x 11' 7" (6.1m x 3.53m)

### L SHAPED LOUNGE/DINER

20' 0" x 15' 6" (6.1m x 4.72m) Maximum measurements at 15'6 which reduces to 8'5

### INNER HALL

13' 8" (4.17m )

### MASTER BEDROOM

20' 0" x 8' 9" (6.1m x 2.67m)

### BEDROOM TWO

13' 8" x 6' 5" (4.17m x 1.96m)

### FULLY TILED BATHROOM

9' 8" x 7' 5" (2.95m x 2.26m)

### EXTERNALLY

Gardens surround the unit with a combination of lawned areas, terrace and a raised sun deck.

### PARKING

One allocated parking space

### CHARGES

Council Tax: Band A within Epping Forest

Ground Rent: £205.00 PCM





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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