



- 40' X 20' PARK HOME
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- BATHROOM

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

40' x 20' Park home situated on the popular Owl Park retirement site for residents aged 50 or over. Two bedrooms with fitted wardrobes, large kitchen/breakfast room, lounge/diner, bathroom and separate shower room. Allotment parking space. CASH PURCHASE ONLY

**PRICE: £229,995** (Agreement regulated by the mobile homes act)



## Property Description

40' x 20' park home located on the Owl Park retirement development situated in the heart of Epping Forest. Owl Park is an age restricted site for residents aged 50 and does not allow dogs on site.

The property is adjacent to the Owl Country pub and is within approximately 10 minutes' drive of the old market town of Waltham Abbey with its historic town centre and bi-weekly market. Within similar driving distance are the towns of Epping and Loughton which offer an array of eateries and additionally underground stations which provide direct access into central London.

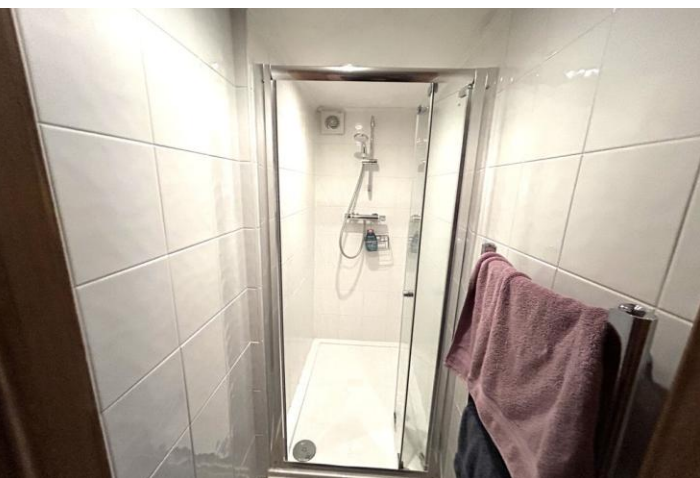
The accommodation is well presented throughout and in general comprises an entrance porch, providing access to the kitchen/breakfast room and a separate WC.

The kitchen has a range of fitted wall and base units with contrasting work surfaces and provides space for "Range style" cooker, two windows overlook the front aspect and with double glazed doors leading to the rear garden.

The lounge diner is a generous size and is accessed by French Doors from the kitchen. The dual aspect lounge presents with laminated flooring and has a feature fireplace. Access from the lounge is granted to the inner hall leading onto both bedrooms, bathroom and separate walk in shower.

Bedrooms one and two both have fitted wardrobes and overlook the rear and front aspects respectively. The bathroom is fully tiled and comprises a spa bath, wash hand basin with cupboard beneath and WC with concealed cistern.





The rear garden comprises a paved stone patio area with path leading to rear, pergola and artificial lawn area with flowerbed border and side pedestrian access.

The front garden is mainly laid with artificial lawn with picket fencing surround and a variety of shrubs.

One allocated parking space.

**ACCOMMODATION IN BRIEF COMPRISES:**

**PORCH**

4' 9" x 3' 1" (1.45m x 0.94m)

**WC**

3' 8" x 3' 00" (1.12m x 0.91m)

**KITCHEN/BREAKFAST ROOM**

22' 11" x 8' 7 Max" (6.99m x 2.62m)

**LOUNGE/DINER**

21' 00" x 11' 5 Max" (6.4m x 3.48m)

**INNER HALL**

8' 2 Max" x 5' 00 Max" (2.49m x 1.52m)

**BEDROOM ONE**

13' 8 Max" x 7' 2" (4.17m x 2.18m) To Fitted Wardrobes

**BEDROOM TWO**

9' 8" x 9' 8" (2.95m x 2.95m)

**BATHROOM**

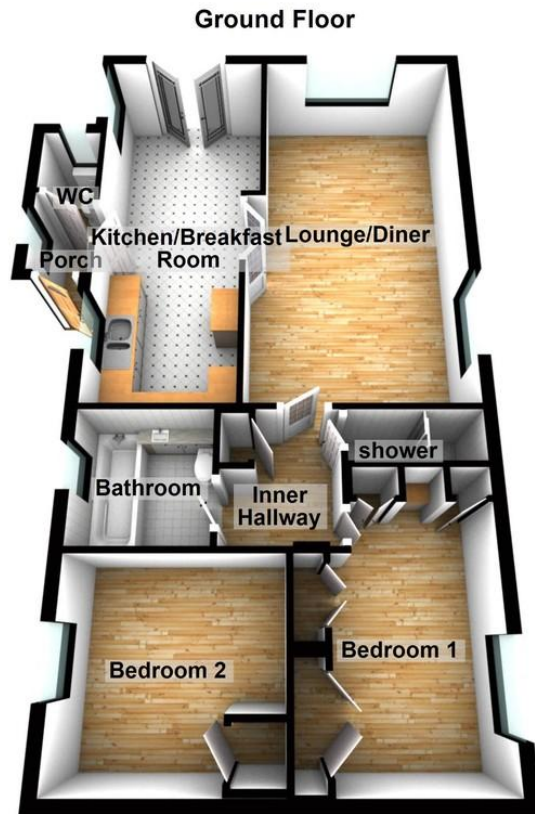
6' 8" x 5' 11" (2.03m x 1.8m)

**SHOWER ROOM**

6' 6" x 2' 6" (1.98m x 0.76m)

**FRONT AND REAR GARDENS**

**ONE ALLOCATED PARKING SPACE**



#### **CHARGES**

TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A

Ground Rent £233.21 Per Month

#### **UTILITIES**

Electricity - Mains

Water - Mains

Sewerage - Mains

Heating - Electric

Broadband - Provided by Sky

Mobile Signal and coverage - O2

#### **POINTS TO CONSIDER**

Site rules/pet restriction - please ask for a copy of the site rules - no dogs, maximum of four cats

Age restriction - residents must be aged 50 or over

Construction - this is a park home and therefore the construction is predominately timber 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