



- 40' X 20' PARK HOME
- ESTABLISHED RETIRMENT PARK
- CASH PURCHASE ONLY
- TWO BEDROOMS

## The Firs, Woodbine Close, Waltham Abbey, EN9 3RG

AGE RESTRICTED MOBILE HOME SITE - 40' x 20' Mobile home constructed approx. 12 years ago situated on a corner plot with good size frontage offering ample parking spaces for resident and visitors. Two bedrooms, two bathrooms, fabulous kitchen with central peninsula. Lots of bespoke features. Site operates an age restriction to over 50's. Well behaved pets welcome.

**PRICE: £250,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

Woodbine Park mobile home site is an established park on the edge of Epping Forest and ideally located for bus services to both Loughton and Waltham Abbey and junction 26 of the M25 is within a few minutes' drive.

The site is open to residents aged 50 or over and welcomes well behaved pets. Additionally the site boasts an on-site club house for residents and visitors.

This particular property is an excellent example of a Stately Albion and measures a generous 40' x 20'. It is presented to an excellent standard internally and a real feature of the property is the ample parking spaces offered which will allow parking for both resident and visitors.

When you enter the property you are greeted with a bright sun lounge offering full height windows to the front aspect and additionally roof lights. The kitchen is in the centre of the home and is a well fitted kitchen with integrated appliances including an American style fridge/freezer and an attractive central peninsular which houses the gas hob with overhead extractor. There are double sliding doors which lead through to the dining area and they offer a degree of privacy from the kitchen if required. The remainder of the living area is completed with the large lounge which offers floor to ceiling full height windows allowing an excellent degree of natural light to enter this space.

The rear of the unit comprises two double bedrooms with the master bedroom boasting an en-suite shower room and large walk in wardrobe. These are supported by the main bathroom which presents with a full white bathroom suite.

Externally the plot has been professionally laid to block







paving which provides a low maintenance rear garden area and off road parking to the front and side.

Our vendor is motivated to move and therefore early viewing is recommended.

**ACCOMMODATION IN BRIEF COMPRISES:**

**SUN ROOM**

11' x 6' (3.35m x 1.83m)

**LOUNGE**

13' x 12' 10" (3.96m x 3.91m)

**KITCHEN/DINER**

13' x 10' 11" (3.96m x 3.33m)

**DINING ROOM**

9' 10" x 8' (3m x 2.44m)

**BEDROOM 1**

9' 11" x 9' 0" (3.02m x 2.74m)

**ENSUITE**

5' x 5' (1.52m x 1.52m)

**WALK IN WARDROBE**

4' 0" x 3' 11" (1.22m x 1.19m)

**BEDROOM 2**

9' 05" x 7' 1" (2.87m x 2.16m)

**BATHROOM**

6' x 6' (1.83m x 1.83m)

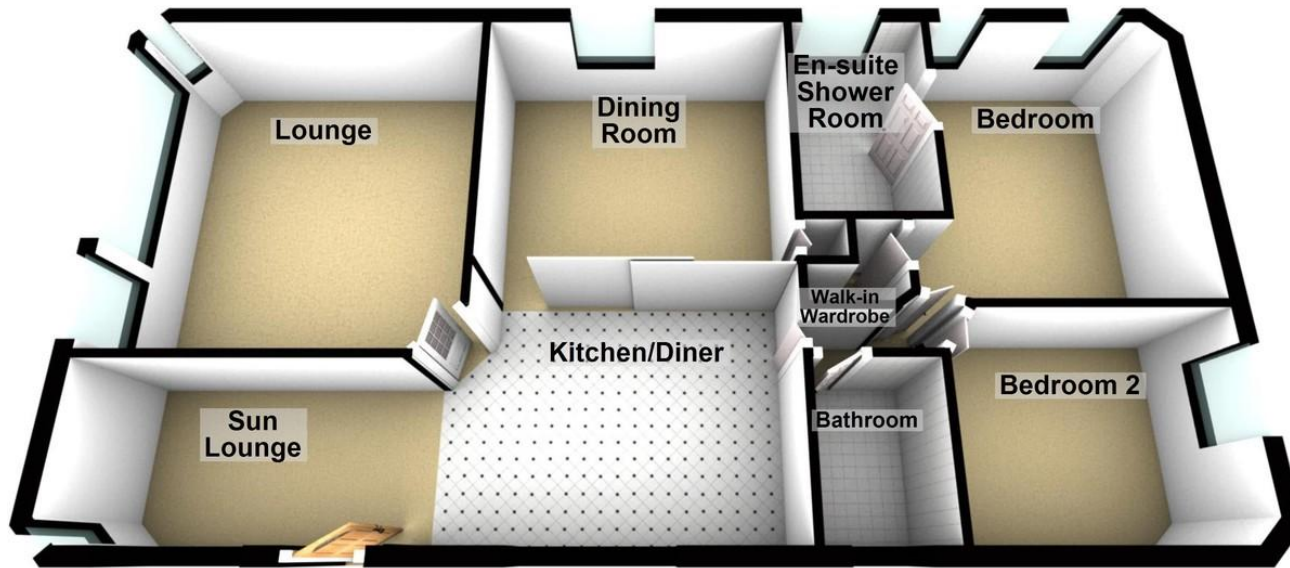
**EXTERIOR**

Plot surrounds the unit and is low maintenance being professionally block paved

**ON PLOT PARKING**

Ample on plot parking for residents and visitors

## Floor Plan



### CHARGES AND TENURE

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

Council Tax Epping Forest District Council Band A

Ground Rent £321.00 Per month - Includes water and sewage supply and road maintenance contribution

### UTILITIES

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.

### POINTS TO NOTE

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.

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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