



- ROYAL ARTISAN LODGE
- 41' X 14' CONSTRUCTED 2018
- TWO BEDROOMS
- TWO BATHROOMS

Dobbs Weir Caravan Site, Essex Road, Hoddesdon, EN11 0AS

ROYAL ARTISAN LODGE 2018 BUILT 41' x 14' HOLIDAY HOME on the popular Dobbs Weir caravan park situated on an excellent silver plot. 11 MONTHS of the year occupation only. Two double bedrooms, two bathrooms. CASH PURCHASE ONLY

**PRICE: £115,000** (LICENCE ASSIGNED BY LEE VALLEY REGIONAL PARK AUTHORITY)



## Property Description

Excellent silver plot position for this 41' x 14' Royal Artisan lodge holiday park home constructed approximately 6 years ago. The unit is set on a 'Silver plot' with a good communal lawn surrounding the unit and additionally on plot parking for one car.

The main living area is open plan with a good size lounge granting access via double glazed French doors to the personal SUN DECK. The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include dishwasher, washing machine, fridge freezer and double oven.

There are two bedrooms with the master bedroom boasting an en-suite dressing room with fitted cupboards and a full bathroom with white suite. There is an extensive range of fitted wardrobes cupboards and complementing drawer units and a bespoke padded headboard adding to the aesthetics of the bedroom.

The second room is a good size double which presents with two single beds and this is supported by an independent shower room with WC and wash hand basin. The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you





can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

**ACCOMMODATION IN BRIEF COMPRISES:**

**ENTRANCE HALL**

9' 5" x 6' 2" (2.87m x 1.88m)

**LOUNGE/KITCHEN**

19' 8" x 13' 4" (5.99m x 4.06m)

**MASTER BEDROOM**

10' 10" x 10' 4" (3.3m x 3.15m)

**EN-SUITE SHOWER ROOM**

6' 8" x 3' 11" (2.03m x 1.19m)

**BEDROOM TWO**

9' 2" x 6' 5" (2.79m x 1.96m)

**MAIN BATHROOM**

6' 9" x 5' 3" (2.06m x 1.6m)

**CHARGES/TENURE AND SERVICES**

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Site fees for this home are £4255.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services. (charges are £3895.00 plus £360.00 for personal deck space - total charges £4255.00)

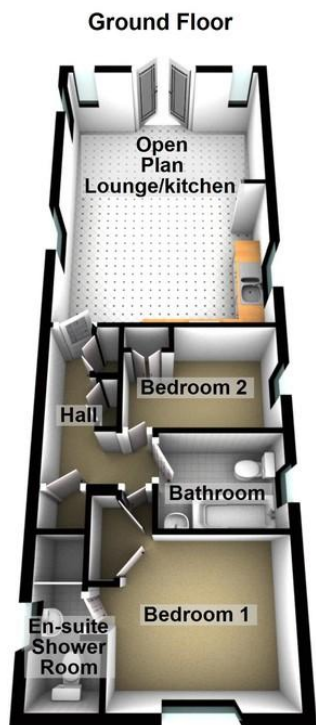
Electric is supplied by the site but billed to each unit individually

Gas LPG supply

Council Tax exempt

There is a high grade internet available - fee to be confirmed with site office

No Council tax costs



#### UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

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 - Family park

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