



- 34' x 10' PARK HOME
- RETIREMENT SITE FOR 50'S AND OVER
- NO PET POLICY
- FREE RESIDENT PARKING

### Fowley Mead Park , Longcroft Drive, Waltham Cross, EN8 7SX

34' x 10' Park home on Fowley Mead Park retirement site for residents aged 50 or over. Centrally located park. Mains gas supply. All year round occupation. Personal garden. External storage. Free resident parking. CASH PURCHASE ONLY. Chain Free.

**PRICE: OFFERS IN THE REGION OF £59,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

Situated on the popular Fowley Mead Park retirement site for residents aged 50 or over we offer this 34' x 10' park home.

Fowley Mead is a centrally located park with mains gas supply and is located within easy reach of local shopping facilities, Waltham Cross BR Station and bus station. More comprehensive facilities are available at either Waltham Cross Pavillion or the historic 14th century market town of Waltham Abbey

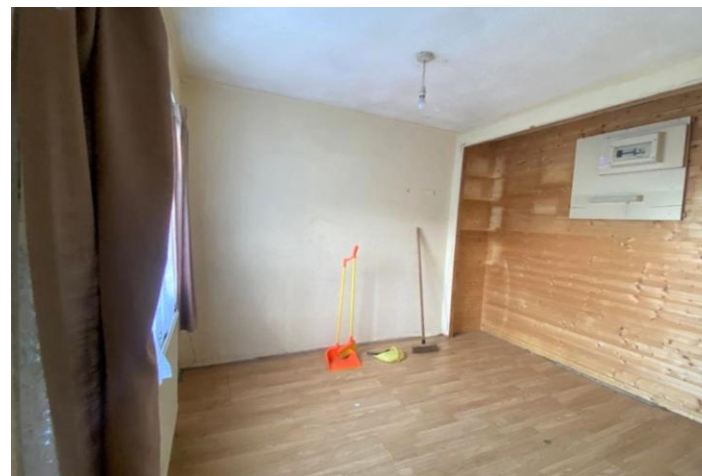
The unit itself does require cosmetic improvement and this is reflected in the competitive asking price.

The accommodation offers a good size lounge, fitted kitchen, full bathroom suite with overhead shower and a double bedroom.

Externally there is a personal garden plot which surrounds the unit and the unit has the benefit of two external brick built storage sheds for use by the occupant.

The site offers ownership to residents aged 50 or over, operates a NO PET POLICY and provides free parking for one car per unit on site.

**CASH PURCHASE ONLY**







## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE PORCH

5' 7" x 3' 0" (1.7m x 0.91m)

### INNER HALL

3' 5" x 2' 11" (1.04m x 0.89m)

### LOUNGE

13' 5" x 9' 7" (4.09m x 2.92m)

### KITCHEN

9' 8" x 9' 1" (2.95m x 2.77m)

### BEDROOM

9' 6" x 8' 1" (2.9m x 2.46m)

### BATHROOM

6' 8" x 4' 6" (2.03m x 1.37m)



### EXTERIOR

Personal gardens surround the unit with a side lawn and rear patio with raised brick planters.

### STORAGE SHEDS

Two brick built storage sheds which are used and maintained by the occupier. One provides storage and the other is a utility room.

### PARKING

One free car park space (un-allocated) per unit.

### CHARGES AND TENURE

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

Council Tax - Broxbourne borough Council - Band A

Ground Rent £216.90 per month .



### Ground Floor



### POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules -  
No pet policy on site  
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.

### UTILITIES

Electricity - Mains  
Water and sewerage charges - Mains supply  
Heating - LPG gas supply  
Broadband - Available  
Mobile Signal and coverage - varies between providers .

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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