



- CASH PURCHASE ONLY
- 2018 41 X 14 HAMILTON LODGE
- TWO BEDROOMS
- TWO BATHROOMS

### Dobbs Weir , Essex Road, Hoddesdon, EN11 0AS

2018 Built 41 x14 Hamilton Lodge holiday home on the popular Dobbs Weir caravan park situated on a gold plot. 11 months of year occupation only. Two Bedrooms, two bathrooms. CASH PURCHASE ONLY.

**PRICE £115,000 (LICENSE ASSIGNED BY LEE VALLEY REGIONAL PARK)**



## Property Description

Excellent Gold plot position for this 41' x 14' Hamilton lodge holiday park home constructed approximately 6 years ago. The unit is set on a 'Gold 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, space for table and chairs, built in oven and hob, central island, space for washing machine, fridge freezer and microwave.

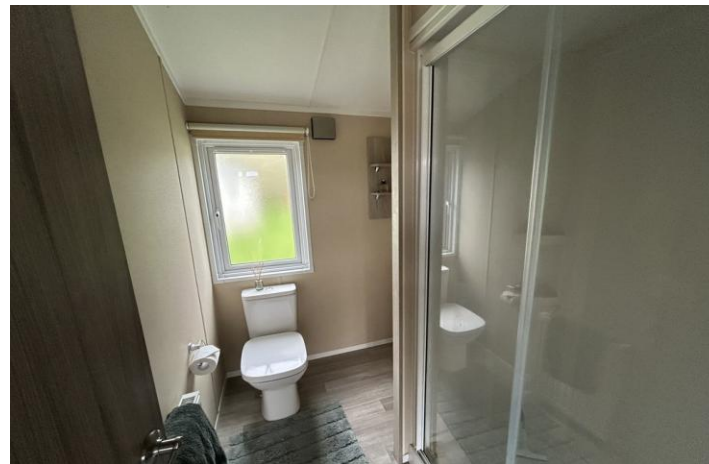
There are two bedrooms with the master bedroom having fitted wardrobes and an en suite shower room, with shower enclosure, WC and wash hand basin

The second room is a good size single which presents with a single bed and double cupboard 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

**HALL**

9' 5" x 4' 00" (2.87m x 1.22m)

**LOUNGE/KITCHEN**

19' 11" x 13' 1" (6.07m x 3.99m)

**BEDROOM ONE**

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

**ENSUITE SHOWER**

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

**BEDROOM TWO**

9' 2" x 6' 4" (2.79m x 1.93m)

**SHOWER ROOM**

6' 10" x 5' 4" (2.08m x 1.63m)

**SUN DECK**

**ON PLOT PARKING**

**CHARGES/TENURE AND SERVICES**

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

Site fees for this home are £4705.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services

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.

**VENDOR NOTED ADDITIONS**

Hive heating system control heating from phone

Celotex insulation boards added under caravan. No low level temperatures, warm throughout

Both basins have a splash back tiles

Most lights inside can be changed colour though app, dimmable options

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25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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