



- BRAND NEW 45' X 12' PARK HOME
- RETIRMENT SITE
- CENTRALLY LOCATED
- TWO BEDROOMS

The Rowans , Woodbine Close, Waltham Abbey, EN9 3RH

BRAND NEW 45' X 12' PARK HOME on the popular Woodbine Park retirement site. Well located with local bus routes to neighbouring towns. Fully furnished with quality fittings. Two bedrooms. Ready to occupy. CASH PURCHASE ONLY.

PRICE: OFFERS IN THE REGION OF £185,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Woodbine Park is an established park home retirement site for residents aged 50 or over. It is ideally located on the edge of Epping Forest with bus stops immediately outside the park which offer a regular service to neighbouring towns of Loughton or Waltham Abbey. Additionally junction 26 of the M25 is within one mile.

The site itself has a site office which is open in the mornings Monday to Friday and a social club house for both residents and external members. The site is a pet friendly site and well behaved dogs and cats are welcome (see site rules)

This particular property is a brand new Stately Albion home measuring a generous 45' x 12'. The home is offered fully furnished with quality fixtures and fittings.

The accommodation in brief offers an entrance hall with doors to the living area, two bedrooms and bathroom. There is a dual aspect lounge with patio doors leading to the exterior. The kitchen is fitted with a good range of wall and base units and provides space for a breakfast table and chairs.

There are two bedrooms with the master bedroom benefitting from a range of fitted wardrobes and bedroom two offers a fitted single wardrobes.

The bathroom presents with a white bathroom suite and part tiled walls.

Externally the plot surrounds the unit and has been professionally laid to block paving for ease of maintenance. The plot provides off road parking for one to two vehicles





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

KITCHEN

11' 3" x 7' 6" (3.43m x 2.29m)

LOUNGE

11' 3" x 10' 8" (3.43m x 3.25m)

BEDROOM ONE

9' 2" x 9' 1" (2.79m x 2.77m)

BEDROOM TWO

7' 9" x 6' 7" (2.36m x 2.01m)

BATHROOM

7' 6" x 4' 9" (2.29m x 1.45m)

EXTERIOR

GARDENS

Laid to block paving and surround the unit

ON PLOT PARKING

For one to two vehicles

TENURE AND CHARGES

Tenure: Agreement is regulated by the mobile homes act

Ground rent: £332.11pcm - £3985.32a. Ground rent is subject to annual inflation change protected by the mobile homes act

Council Tax: Band A within Epping Forest



UTILITIES

New Home so services to be connected

Mains electric

Water is supplied by the site within the ground rent payment

LPG gas supply

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules -

Pet friendly 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 composite board with a steel chassis. Financing is not available, purchases are made in cash.

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

www.rainbowestateagents.co.uk

01992 711222

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