



- BRAND NEW
- 32'x12' PRESTIGE SONATA
- LOUNGE/KITCHEN
- SHOWER ROOM

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

BRAND NEW 32' x 12' Prestige Sonata built park home on the popular Fowley Mead retirement site for residents as 50 or over. Bedroom, open plan lounge/kitchen with integrated appliances, shower room. Communal parking areas. Exterior storage sheds.
CASH PURCHASE ONLY

PRICE £135,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

BRAND NEW PRESTIGE SONATA PARK HOME WITH 10 YEAR PLATINUM SEAL WARRANTY

Situated on the popular Fowley Mead Park retirement site for residents aged 50 or over we offer this brand new Prestige Sonata park home. Set between Waltham Cross and the historic town of Waltham Abbey.

Fowley Mead Park is within walking distance of local shopping facilities with larger facilities available at the Pavilion shopping centre.

Epping Forest is within a short drive, whilst Lea Valley Regional Park and Olympic White Water Rafting centre are minutes away creating the perfect balance of urban convenience and countryside living.

The park is ideally located for Waltham Cross mainline BR station where you can be in London Liverpool Street in under 30 minutes, and excellent road links with the A10 M25 and M11 offering easy access to both Stansted and Luton Airports.

Fowley Mead Park is unique due to its location having mains gas and now being run by the 3rd generation of the same family owners.

The unit is a brand new Prestige Sonata, a Mid range unit designed for this plot and sits facing the road providing excellent kerb appeal. The home still has floor and furniture wrapping/protection ready for its new owner.

The accommodation offers an entrance hall with access to the bedroom, shower room and open plan living area.

The lounge/kitchen is light and airy which overlooks the front, to the kitchen area which offers a full range of Howdens units with contrasting work surface and a well placed skylight offering substantial natural light.

Vaulted ceilings throughout, giving a roomy feel.



The bedroom is beautifully fitted with mirror wardrobes and built in cupboard.

There is a free standing walk in shower cubicle with a mixer shower, pedestal wash hand basin and low flush WC.

Externally the property benefits from personal gardens that surround the unit being predominately laid to lawn.

As is usual Fowley Mead the resident has the use of two brick built storage sheds one of which is a utility and the other for storage, however these can be adapted to what you wish such as a hobby room etc.

Other features include mains gas supply and full double glazing.

Interested parties must note that park homes are purchased cash and residents must be aged 50 or over to live on site. Fowley Mead Park operates a NO PET policy.

ENTRANCE HALL

4' 11" x 3' 10" (1.5m x 1.17m)

LOUNGE/KITCHEN

17' 2" x 10' 10" (5.23m x 3.3m)

BEDROOM

8' 1" x 8' 11" (2.46m x 2.72m) To fitted wardrobes

SHOWER ROOM

7' 1" x 4' 11" (2.16m x 1.5m)

EXTERIOR

PERSONAL GARDENS

Surround the unit.

TWO BRICK BUILT SHEDS

For use by the resident

PARKING

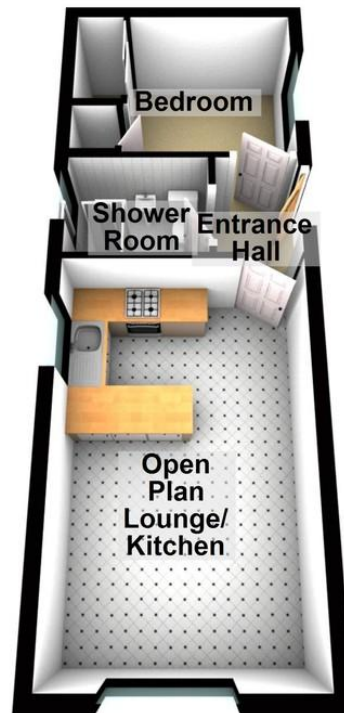
Each resident is allowed one vehicle on site - in line with park rules

UTILITIES AND SUPPLIERS

Electricity - Mains

Water - Mains - Thames Water

Ground Floor



Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband - Basic 15 Mbps Superfast 57 Mbps Ultrafast 1800 Mbps

Mobile Signal - EE Vodafone Three 02

TENURE AND CHARGES

Council Tax Broxbourne Borough Council Band A

Ground Rent £240.20 Per Calendar Month

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 studs with mineral insulation with a steel chassis.

10 Year Platinum Seal Manufacturers Guarantee

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