



- 45' x 12' PARK HOME
- CONSTRUCTED 2023
- 8 YEARS WARRANTY REMAINING
- PET FRIENDLY SITE

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

45' X 12' PARK HOME CONSTRUCTED 2023. Located on the popular Woodbine Park development for over 50's on the edge of Epping Forest. Two double bedrooms with fitted wardrobes. Modern shower room with walk in shower. Two on plot parking spaces. Approx 8 Years warranty remain. Pet friendly site. CHAIN FREE

PRICE: £149,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on the popular Woodbine Park retirement development on the edge of Epping Forest, we are delighted to offer this modern 45' x 12' park home which was only constructed in 2023. The unit therefore benefits from the residue of a 10 year warranty.

The unit has been well maintained and the current vendor has made some bespoke improvements to the property including a walk in double shower which has replaced the traditional standard bath and a fully fenced boundary.

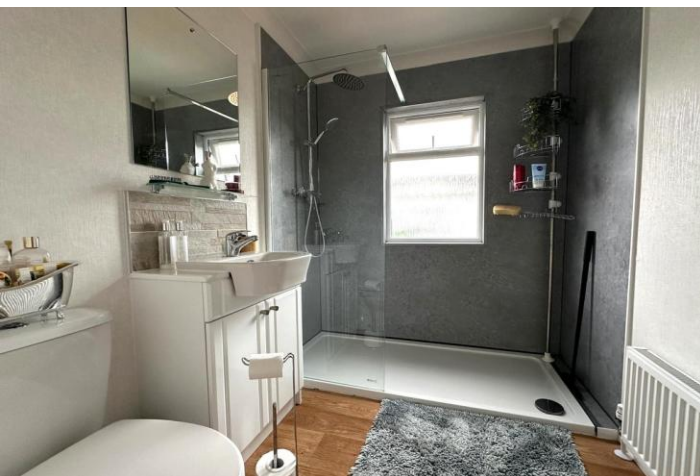
The accommodation offers a good size lounge with double glazed patio doors granting access to the patio and a contemporary style electric fire with living flame effect. There is open plan access to the modern kitchen breakfast room with a range of fitted units with roll top worksurface which incorporates an integrated washing machine and upright fridge/freezer. Additionally there is an inbuilt electric oven with four ring gas hob over and extractor over.

The bathroom has been replaced with a modern walk in double shower cubicle with daisy head shower and hand held attachment, vanity wash hand basin and low level WC.

There are two double bedrooms which both benefit from fitted wardrobes with complementing drawer and bedside units.

Externally the fenced plot has been professionally laid to block paving and offers on plot parking for both resident and visitors.

Woodbine Park stipulates that residents must be aged 50 or over. The site welcomes well behaved pets and residents and their guests can enjoy the on-site club house.





This particular property benefits from approx. 8 years warranty remaining and is being offered chain free.

Other features include full double glazing and LPG gas central heating.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

14' 2" (4.32m)

LOUNGE

12' 4" x 12' 0" (3.76m x 3.66m)

KITCHEN/BREAKFAST ROOM

12' 0" x 7' 6" (3.66m x 2.29m)

BEDROOM ONE

12' 0" x 8' 5" (3.66m x 2.57m)

BEDROOM TWO

8' 4" x 7' 8" (2.54m x 2.34m)

BATHROOM

7' 8" x 5' 6" (2.34m x 1.68m)

EXTERIOR

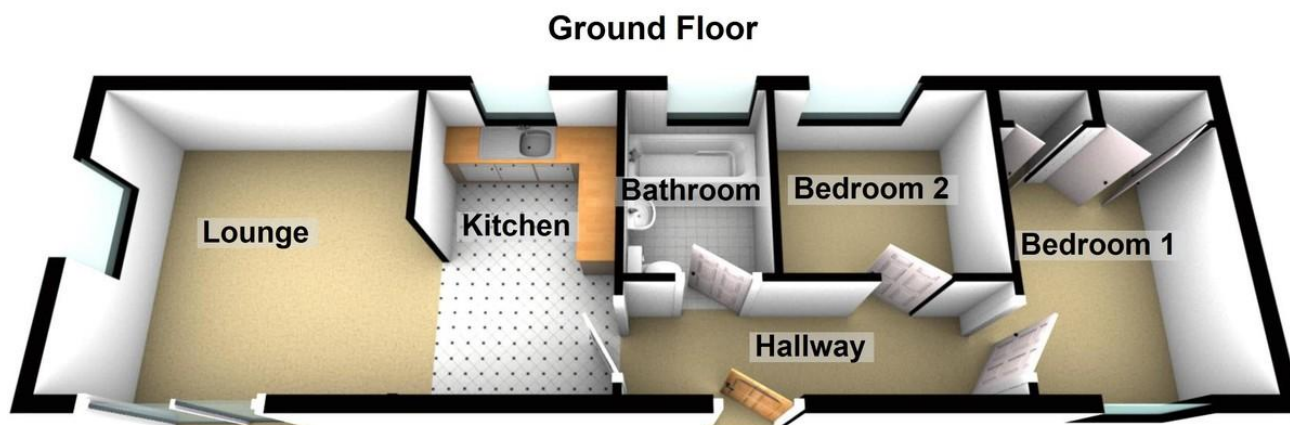
GARDEN

Fenced boundary that surrounds the plot. Side and rear garden space

ON PLOT PARKING

Parking for resident and visitors





CHARGES AND TENURE

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

Council Tax Epping Forest District Council Band A

Ground Rent £316.72 Per month - Includes water and sewage supply

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

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 - Supplied and billed by the site office

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas bottles

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 are 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