



- 40' X 20' PARK HOME
- CONSTRUCTED 2008
- TWO BEDROOMS
- TWO BATHROOMS

### The Aspens , Woodbine Close, Waltham Abbey, EN9 3RB

40' X 20 DOUBLE PARK HOME on the popular Woodbine Park retirement development for persons aged over 50. Large lounge, dining room and attractive fitted kitchen. Two bedrooms with the master boasting an en-suite wet room and walk in wardrobe. Chain free.

PRICE : £190,00 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Attractive double Omar Colorado park home measuring 40' x 20' situated in a cul-de-sac location on the popular Woodbine Park retirement development. The site welcomes well behaved pets and residents and their guests can enjoy the on-site club house.

The property is well presented and should be viewed at the earliest convenience.

The accommodation offers entrance hall with loft space, good size lounge with open plan access to dining area, modern kitchen with integrated appliances. Additionally there are two double bedrooms with the main bedroom offering an en-suite wet room and walk in wardrobe. The second bedroom houses fitted wardrobes with complementing drawer units and the main bathroom is furnished with a white suite.

Externally the plot surrounds the unit and is mainly laid to block paving which offers off road parking for one vehicle.

Other features include gas central heating and double glazing. Persons should note that the Woodbine Park development stipulates that residents must be over the age of 55 years of age.

### ACCOMMODATION IN GENERAL COMPRISES

#### HALLWAY

11' 00" x 3' 2" (3.35m x 0.97m)

#### LOUNGE

18' 8" x 10' 8 Max" (5.69m x 3.25m)

#### DINING AREA

9' 3" x 7' 9" (2.82m x 2.36m)

#### KITCHEN





13' 00" x 8' 2" (3.96m x 2.49m)

**BEDROOM ONE**

12' 5" x 9' 4" (3.78m x 2.84m)

**EN SUITE WETROOM**

5' 4" x 4' 10" (1.63m x 1.47m)

**WALK IN WARDROBE**

5' 6" x 3' 11" (1.68m x 1.19m)

**BEDROOM TWO**

9' 4" x 9' 2" (2.84m x 2.79m)

**BATHROOM**

6' 2" x 5' 6" (1.88m x 1.68m)

**GARDEN**



**ON PLOT PARKING**

**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 £332.11 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.

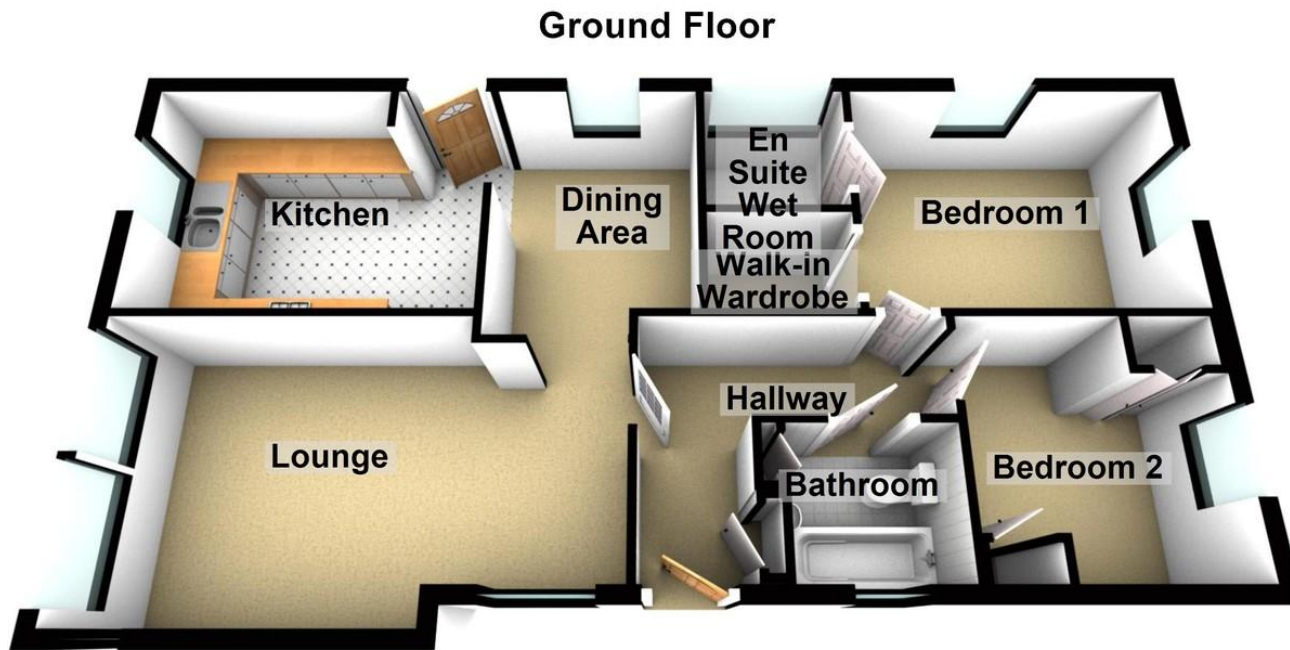
**UTILITIES**

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 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