Rainbow Estate Agents







- 46' x 12' PARK HOME
- THREE BEDROOMS
- COUNTRYSIDE VIEWS TO REAR
- CASH PURCHASE ONLY

First Avenue, Galley Hill, Waltham Abbey, EN9 2AL

Being offered CHAIN FREE and enjoying views over open countryside to the rear, an opportunity to purchase this 46' x 12' park home situated on the popular Breach Barns Park. The property benefits from three bedrooms and ample parking. An internal viewing is strongly recommended.

PRICE: £119,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)







Property Description

Attractive park home constructed in 2012 set on the popular Breach Barns family park ideally placed backing directly onto open Essex countryside.

The unit is well presented and measures 46' x 12' thus offering three useable bedrooms a good size lounge which is accessed from the kitchen which has a range of fitted wall and base units with contrasting work surfaces built in oven and hob, with integrated washing machine and fridge/freezer.

A light and airy lounge enjoys countryside views.

Bedrooms one and two both have fitted wardrobes with matching drawers, bedroom three has a fitted single wardrobe.

A modern shower room which is part tiled with walk in shower enclosure, pedestal wash hand basin and Close coupled WC complete the interior.

Externally the unit is a mainly block paved, creating ample parking, paved area to rear and small lawn area.

Purchasers should be aware that units are purchased cash and cannot be mortgaged.

Pet friendly site

CHARGES AND TENURE

Council Tax Epping Forest District Council Band A

Tenure - Agreement regulated by the Mobile Homes Act













Ground Rent £299.48 includes water and road contributions

Age Restriction - Purchasers must be aged 45 and over

Cash purchase only

UTILITIES AND SUPPLIERS

Electricity - Mains - E.ON

Water - Mains - Included in Ground Rent

Sewage - Mains - Included in Ground Rent

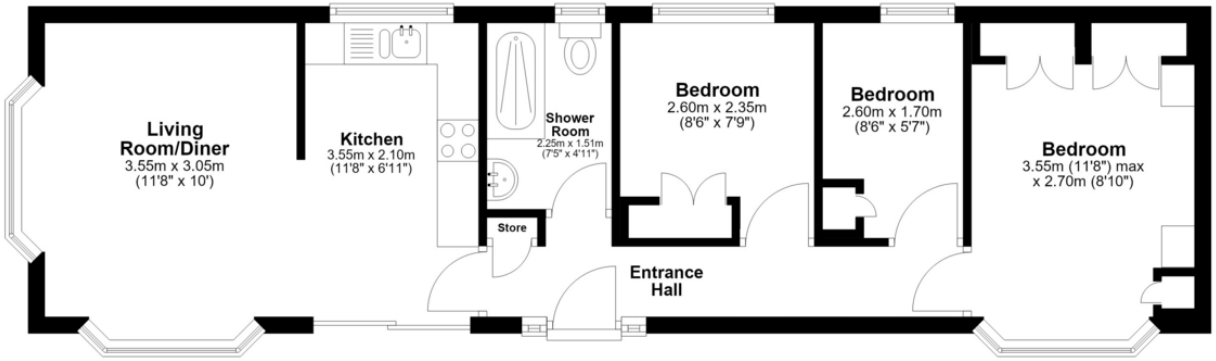
Heating - LPG Gas Bottles

Broadband - Various Providers available

Mobile Signal and Coverage Vodafone Three EE O2

Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

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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 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