



- 46' X 14' PARK HOME
- CONSTRUCTED 2009
- TWO BEDROOMS
- MODERN KITCHEN

The Firs , Woodbine Close, Waltham Abbey, EN9 3RG

REALISTICALLY PRICED and well presented park-home on the Woodbine RETIREMENT site. Constructed in 2009 the home measures 46' x 14' and is set in a cul-de-sac position with gardens surrounding the unit. Two bedrooms with fitted wardrobes. Modern kitchen - Lounge. Internal viewing recommended.

PRICE: 160,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on the highly sought after 'Woodbine' retirement park, we are delighted to offer this bespoke home measuring 46' x 16' set within a small cul-de-sac on the development.

Woodbine Park is a highly regarded park set on the edge of Epping Forest with on site club house. Residents must be aged 55 years or over and the site welcomes well behaved pets.

The home was constructed in 2009 and has been well maintained with gardens surrounding the unit. There is off road parking for one vehicle to the front of the property.

The accommodation in brief comprises a dual aspect lounge with feature bow windows. The kitchen/diner is fully fitted with a range of black high gloss wall and base units including electric oven and hob.

There are two bedrooms with the main bedroom offering a range of fitted wardrobes along one wall with complementing bedside units and bedroom two benefits from a single fitted wardrobe.

These are supported by the bathroom which presents with a three piece suite, to include a panelled bath, low flush WC and wash hand basin with unit beneath.

Externally the plot surrounds the unit and it has been laid to block paving for ease of maintenance.

EXTERIOR

Block paved wrap around garden





PARKING

Parking for one vehicle

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 £327.75 Per month - Includes water/sewage

UTILITIES

Electricity - Supplied and billed by the site office

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas

Broadband - Available

Mobile Signal and coverage - Vodafone Three EE O2 .



POINTS TO NOTE

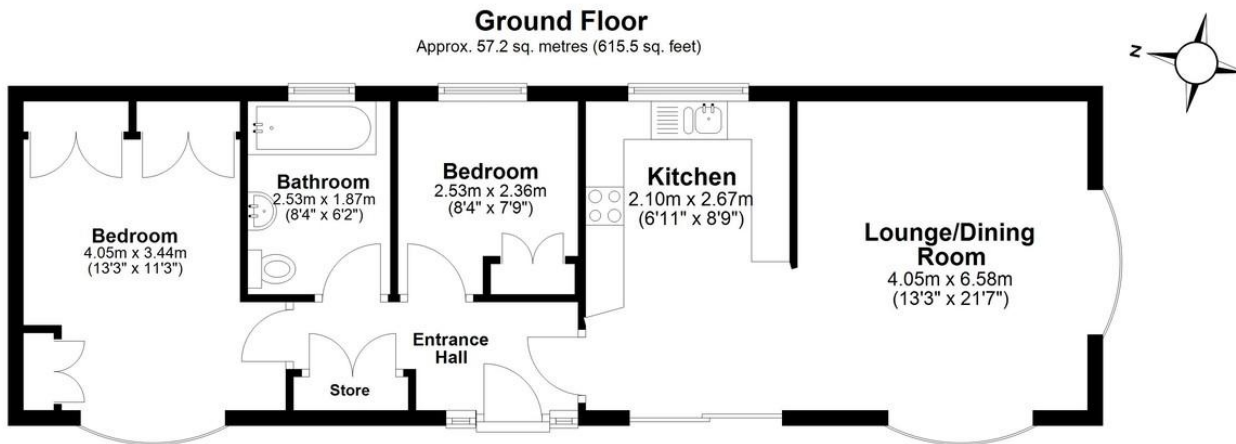
Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Residents must be aged 55 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.



FOR ROOM SIZES PLEASE REFER TO FLOORPLAN



Total area: approx. 57.2 sq. metres (615.5 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, omission 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

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

The Firs

%epcGraph_c_1_334%

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