Rainbow Estate Agents

- PARKVIEW HOLIDAY HOME
- CONSTRUCTED 2018
- CASH PURCHASE ONLY
- POPULAR HOLIDAY PARK

Essex Road, Hoddesdon, EN11 0AS

Parkview Carabuild 2018 BUILT 42' x 134' HOLIDAY HOME on the popular Dobbs Weir caravan park situated on a bronze plot. 11 MONTHS of the year occupation only. Two bedrooms, open plan lounge/kitchen, bathroom. Being sold fully furnished. CASH PURCHASE ONLY

PRICE : £85,000 (LICENSE ASSIGNED BY LEE VALLEY PARK AUTHORITY)

Property Description

40' x 13' Parkview Cara build holiday park home constructed approximately 6 years ago (2018). The unit is set on a 'Bronze plot' position with on plot parking for one car.

The main living area is open plan with a good size lounge granting access via double glazed French doors to the personal SUN DECK. The kitchen is fitted with and attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include Fridge/freezer, microwave, oven and hob, and space for a dishwasher.

There are two bedrooms, the master bedroom with fitted cupboards.

The second room is a good size single and is currently being used as a utility room, and is being supported by an independent shower room with WC and wash hand basin. The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development.

Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

LOUNGE/KITCHEN
19' 3" x 12' 1" (5.87m x 3.68m)
BEDROOM ONE
9' 2" x 9' 00" (2.79m x 2.74m)
BEDROOM TWO
9' 00" x 6' 00" (2.74m x 1.83m)
SHOWER ROOM
9' 00" x 4' 11" (2.74m x 1.5m)
EXTERIOR

ON PLOT PARKING

SUN DECK

CHARGES AND TENURE
TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Site fees for this home are £3415.00 including deck space charges (to be formally confirmed with site office) which includes water supply and waste water. TV Licence and basic internet services.

Electric is supplied by the site but billed to each unit individually

Gas LPG Gas supply

Council Tax exempt

There is a high grade internet available - fee to be confirmed with site office

No Council tax costs

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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