





Theobalds Park, Bulls Cross Ride, Waltham Cross, EN7 5HW

**\*\*CHAIN-FREE\*\* CASH BUYERS ONLY** - A beautifully presented **TWO BEDROOM PARK LODGE** set within a quiet, picturesque campsite, offering a peaceful retreat with modern comforts. The lodge benefits from convenient parking directly beside the property and features a spacious open-plan lounge and kitchen, creating a bright and welcoming living space that opens out onto a private decking area, perfect for relaxing or outdoor dining. Inside, the accommodation includes two well-proportioned bedrooms, a contemporary bathroom, and an additional W/C for extra convenience. The property is equipped with central heating, ensuring year-round comfort. Annual service charges are £4,200, which include water rates.

### Property Information

Tenure  
Leasehold

Council Tax  
Exempt

EPC Rating  
N/A

Lease Length  
40 Years

Annual Service Charge  
£4,200

### Key features

- Two Bedroom Park Lodge
- Open-Plan Kitchen/Lounge
- Parking Beside Lodge
- Council Tax Exempt
- Very Well Presented
- Decking Area off of Lounge
- Gas Central Heating
- Annual Service Charge £4,200



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### Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Agents note: Whilst every care has been taken to prepare these sales 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. Potential buyers are advised to recheck measurements.