



- 31' X 20' PARK HOME
- POPULAR RETIREMENT PARK
- TWO BEDROOMS
- LOUNGE/DINER

St Johns Park, Theobalds Park Road, Enfield, EN2 9JG

31' x 20' park home situated on this popular RETIREMENT development for the over 55's .Being within easy access of Crews Hill and Enfield Town shopping centre. Two bedrooms - Lounge/diner - Integrated kitchen - Parking for two vehicles. CHAIN FREE

PRICE: £169,950 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Set on a very small park in a highly regarded area we are delighted to offer this 31' x 20' "Homeseeker Langdale" unit constructed in 2009. The unit is set in on a good size plot and offers on-plot parking for two vehicles.

St Johns Park is well placed for local areas of interest including Forty hall and is close to Hillyfields Park and its associated walks. There is easy access to the M25 intersection, Crews Hill BR station and additionally there is a regular local bus service via the W10 bus.

The well maintained site offers communal parking areas and mains gas supply. Residents must be over the age of 55 years old and well behaved pets are welcome.

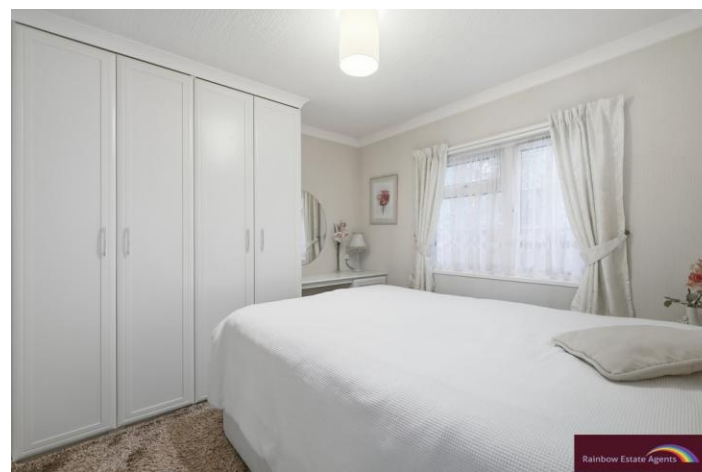
The accommodation in general comprises a dual aspect lounge/diner allowing for plenty of natural light, with a feature electric fire being the main focal point.

An inner hallway provides access to the kitchen, bedrooms and shower room.

The kitchen has a range of white country style fitted wall and base units with contrasting work surfaces and integrated dishwasher, fridge/freezer and built in oven and gas hob.

Bedroom one has a range of fitted wardrobes with a fitted dressing table.

Bedroom two also has a fitted wardrobe with matching bedside drawers and is supported by a modern shower room with walk in in shower enclosure, close coupled WC and pedestal wash hand basin.





The rear garden which is accessed from the kitchen is mainly paved with a timber shed with power and light. Parking for two vehicles to the front complete this property.

TENURE AND CHARGES

Council Tax Enfield Borough Council Band A

Tenure - Agreement regulated by the Mobile Homes Act

Ground Rent £225 per calendar month

UTILITIES AND SUPPLIERS

Electricity - Mains - Supplied by the site and billed to each unit individually

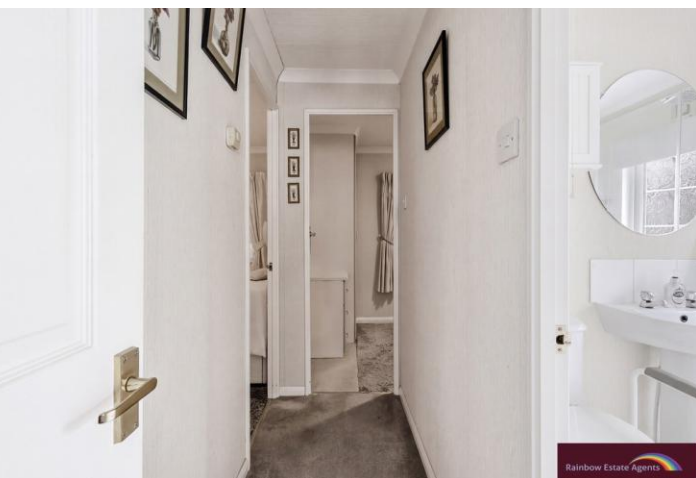
Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating EDF Energy

Broadband - Various suppliers available

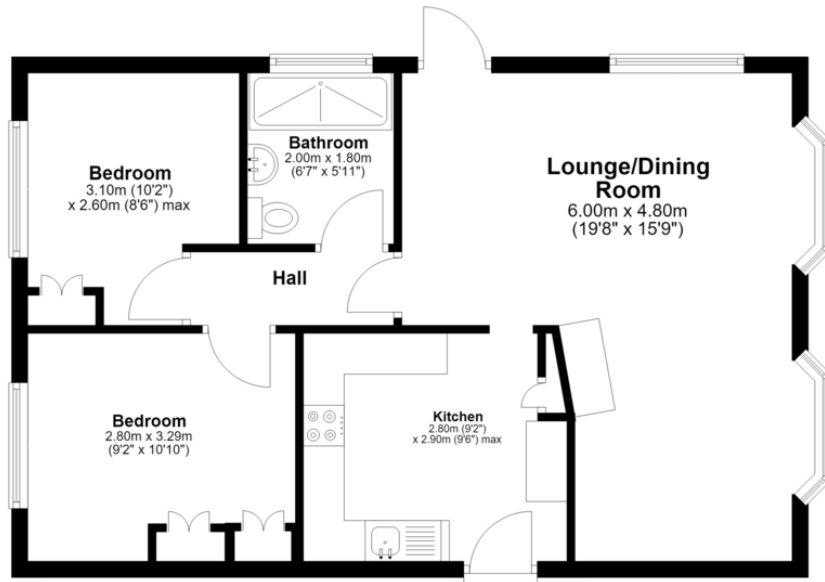
Mobile signal and Coverage Vodafone Three O2 EE



FOR ROOM SIZES PLEASE REFER TO FLOORPLAN

Ground Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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