



- 30'x 20' PARK HOME
- TWO BEDROOMS
- TWO BATHROOMS
- LOUNGE/DINER

The Rise , Galley Hill, Waltham Abbey, EN9 2AT

Situated in a quiet cul de sac on the popular Breach Barns Park an opportunity to purchase this two bedroom two bathroom 36' x 20' Park Home with wrap around garden and parking for two vehicles. Purchasers must be aged 50 and over. CASH PURCHASE ONLY

PRICE: £192,500 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Set in an excellent cul-de-sac position on the popular Breach Barns family park we are delighted to offer this 36'x20' double park home. Breach Barns is a semi-rural park home development set amongst open fields and adjacent to forest land.

The unit which was constructed in 2005 is well presented internally and offers a good size lawned gardens and on plot parking for two vehicles.

The accommodation internally comprises an L shaped lounge diner, modern fitted kitchen and full bathroom suite. There are two double bedrooms one of which is the master suite with walk in wardrobe and en-suite shower room.

Externally there is a good size plot surrounding the unit which is predominately laid to lawn.

Other features include, full Georgian style double glazing and gas central heating. An internal viewing is highly recommended.



CHARGES AND TENURE

Council Tax Epping Forest District Council Band A

Ground Rent £263.78 includes £10 Road contribution, Water and waste

Tenure Agreement Regulated By The Mobile Homes Act

Age Restriction Persons must be aged 50 years and over



Cash Purchase only

UTILITIES AND SUPPLIERS

Electricity - Mains - EON Energy

Water - Mains - Included in Ground Rent

Sewage - Mains - Included in Ground Rent

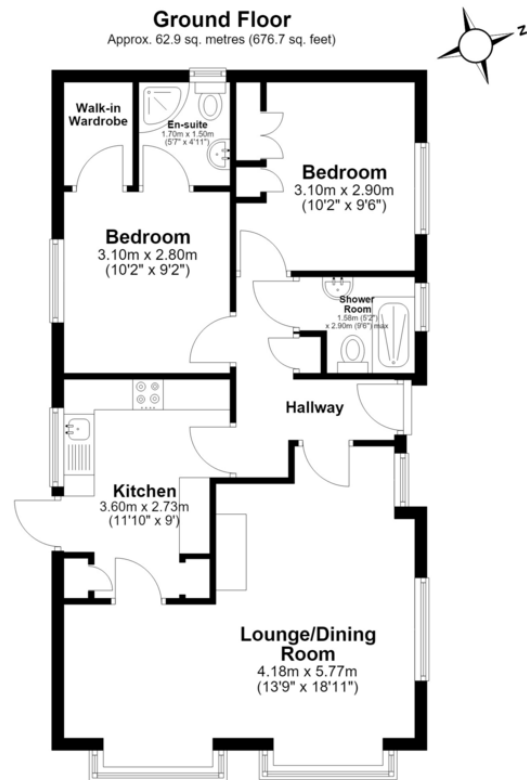
Gas - LPG Gas Bottles Flo Gas

Broadband - Various providers available

Mobile Signal Vodafone Three EE O2

FOR ROOM SIZES PLEASE REFER TO FLOOR PLAN





Total area: approx. 62.9 sq. metres (676.7 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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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