



- 40' x 12' PARK HOME
- CONSTRUCTED 2021
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN

The Maples, Woodbine Close, Waltham Abbey, EN9 3RW

40' X 12' PARK HOME CONSTRUCTED 2021. Located on the popular Woodbine Park development for over 55's on the edge of Epping Forest. Two bedrooms with fitted wardrobes. Modern shower room with walk in shower. Two on plot parking spaces. Approx 5 Years warranty remain. Pet friendly site.

PRICE : £165,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

40' x 12' park home situated on the popular Woodbine Park retirement site. The Woodbine Park sits on the edge of Epping Forest yet close to local bus routes and local pubs. There is an on-site club house and the park is centrally located for access to the M25 and local shopping towns of Waltham Abbey and Loughton.

The unit is presented to a modern standard with a light grey kitchen and integrated appliances which include a fridge/freezer, washing machine and oven and hob. The accommodation offers entrance hall, dual aspect lounge with patio doors onto the raised patio/seating area with steps down to the garden, modern fitted kitchen, two bedrooms with fitted wardrobes and a shower room.

Externally the wrap around garden is a real feature of the property and have been professionally laid to block paving.

Other features include full double glazing and gas central heating.

Persons should note that Woodbine Park development operates an age restriction and residents must be aged 55 or over.

TENURE AND CHARGES

Council Tax - Epping Forest District Council Band A

Ground Rent £342.62 includes Water and Sewage

Tenure Agreement Regulated By The Mobile Homes Act





UTILITIES AND SUPPLIERS

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

Water - Mains - Included in the Ground Rent

Sewage - Mains - Included in the Ground Rent

Heating - LPG Gas Bottles

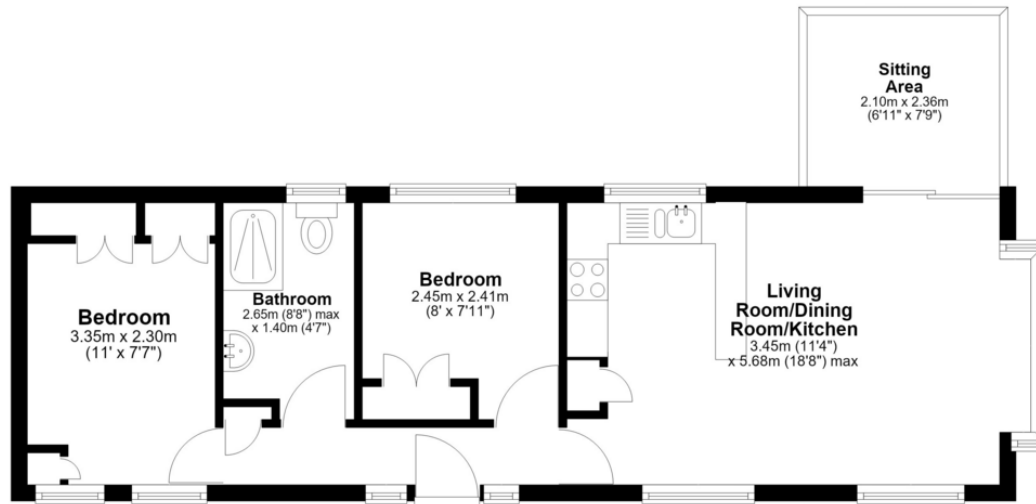
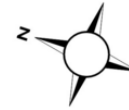
Broadband - Various Providers available

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)
(excluding Sitting Area)



Total area: approx. 40.7 sq. metres (437.6 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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