



- 30' x 22' PARK HOME
- CONSTRUCTED 2016
- TWO BEDROOMS
- LOUNGE

The Hollies, Woodbine Close, Waltham Abbey, EN9 3RQ

Nestled in a cul de sac position on the popular Woodbine Park development an opportunity to purchase this 30' x 22' park home constructed in 2016. This particular is situated in the edge of Epping Forest and benefits from an on site club house for residents and visitors. Residents must be over 55. Cash Purchase.

PRICE : £150,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

The property has been well maintained by the current owners and the accommodation comprises a triple aspect lounge with Double Glazed doors leading to the rear garden.

The kitchen has a range of fitted wall and base with contrasting work surfaces and built in electric oven and hob which is accessed from the dining room, with open plan access to the lounge.

Bedroom one has a range of fitted wardrobes with overhead cupboards, bedroom two also has a fitted wardrobe and overhead cupboards.

A modern wet room with a shower unit, vanity wash hand basin and close coupled WC complete the interior.

Externally there is a wrap around garden being mainly block paved and allocated parking.

Other featured include gas central heating and Georgian style double glazing.

Woodbine Park stipulates that residents must be over the age of 55.

The site welcomes well behaved pets and residents and their guests can enjoy the on-site club house.

Offered chain free an internal viewing is strongly recommended.





CHARGES AND TENURE

Council Tax Epping Forest District Council Band A
Tenure (Agreement Regulated By The Mobile Homes Act)
Ground Rent £342.62 Per Calendar Month

UTILITIES

Electricity - Supplied and billed by the site office
Water and sewerage charges are within the ground rent payment
Heating - LPG Gas bottles
Broadband - Available
Mobile Signal and coverage - varies between providers .



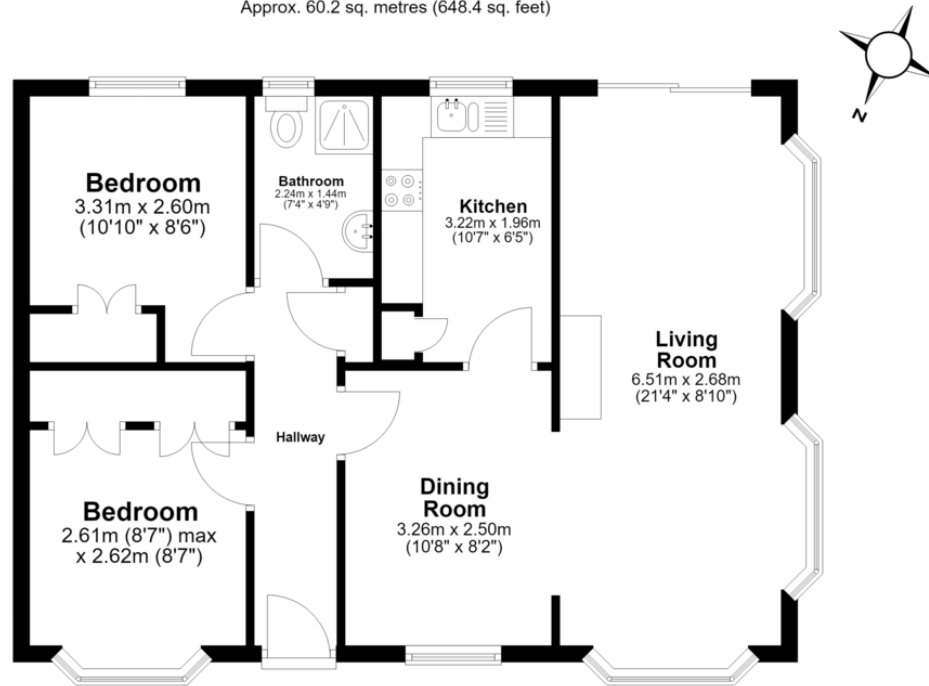
POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed
Age restriction - Residents must be aged 55 or over
Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.



Ground Floor

Approx. 60.2 sq. metres (648.4 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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