



- CORNER PLOT
- COUNTRY AND WOODLAND VIEWS
- 46 X 20
- TWO BEDROOMS

Third Avenue , Galley Hill, Waltham Abbey, EN9 2AP

SUPERB PLOT with woodland and countryside views to two aspects. 46' x 20' two bedroom two bathroom park home on popular Essex park. Larger than average unit on an excellent corner plot. Lawned gardens and parking for two cars. Purchasers must be aged 50 and over. Cash purchase only.

PRICE: 225.000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Set on arguably the nicest plot on the development we are delighted to bring to market this larger style double park home constructed in 2007. The home measures a generous 46' x 20' and is set on a secluded corner plot which offers mature woodland to one aspect and open fields at the rear aspect. There are often wildlife visitors with regular visits from a herd of wild deer and resident peacocks.

The accommodation is well planned and offers a generous L shaped lounge diner which is dual aspect and offers stunning views over both woodland and open countryside via the Georgian style bow windows and grant access to the garden via the French style doors. The kitchen is fitted with a range of wall and base units and contrasting work surfaces. The kitchen window offers views over mature woodland

The master bedroom is presented with a personal en-suite shower room and large walk in wardrobe. The second bedroom is also a good size double and also offers a walk in wardrobe which is supported with the main bathroom housing a full bath and white suite.

Externally the good size plot surrounds the unit and there is a large flat lawned garden to the rear aspect with parking space for two cars to the front aspect.

Other features include full LPG gas central heating and Georgian style double glazing.

Purchasers must be aged 50 and over.

countryside and welcomes pets. Purchaser should be aware that units are purchased cash and park homes cannot be mortgaged.





CHARGES AND TENURE

Council Tax Epping Forest District Council Band A

Tenure - Agreement regulated by the Mobile Homes Act

Ground Rent £309.49 Per Month includes Water and waste and £10 road contribution

Age Restriction You must be 50 Years and over to purchase this property

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

Water - Mains - included within the ground rent

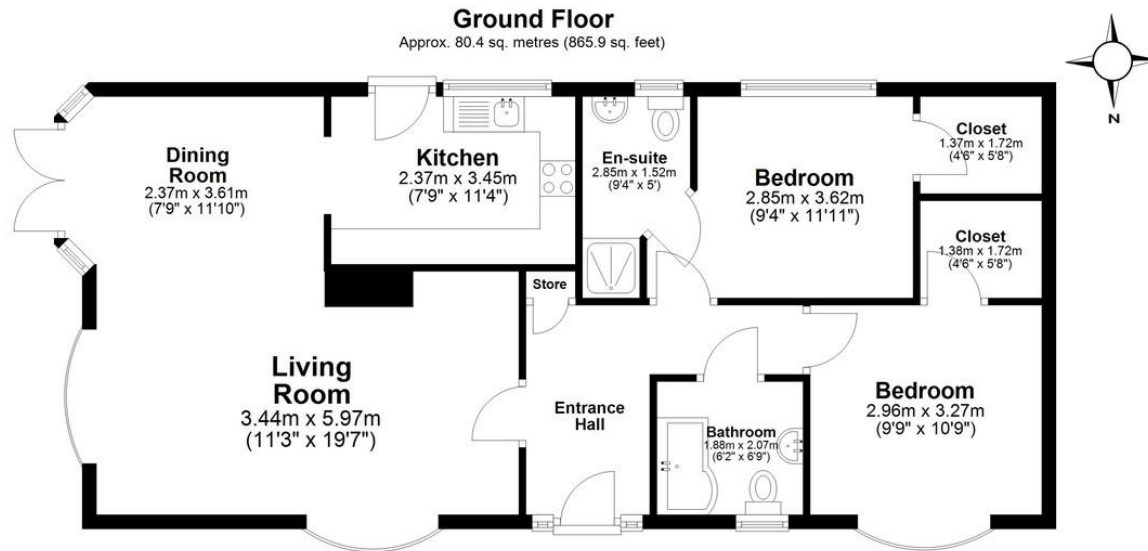
Sewage - Mains - as above

Heating - Gas Central Heating LPG Tank

Broadband - Various providers available

Mobile Signal and coverage Vodafone Three EE O2

FOR ROOM SIZES PLEASE REFER TO FLOORPLAN



Total area: approx. 80.4 sq. metres (865.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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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