



- CONSTRUCTED 2010
- TWO BEDROOMS
- TWO BATHROOMS
- LOUNGE/DINER

### Abridge Park , London Road, Abridge, Romford, RM4 1XS

Constructed 2010 modern park home on the highly regarded Abridge Park retirement development. Open aspect to rear. Two bedrooms, two bathrooms. Good size lounge. Off road parking. Over 50 age restriction. Cash purchase only.

PRICE: £249,950 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Situated in the pretty village of Abridge in Essex we are delighted to offer this luxury park home for residents aged 50 or over. Abridge park is approached via a long open driveway and is well located close to local shops and within reasonable distance of Theydon Bois for more daily shopping facilities and central line station into London. Additionally the M11 intersection is within easy reach and the popular retail park at Debden station is within a 10 minute drive offering comprehensive shopping facilities.

The property itself is well presented and is set on a good size plot enjoying an open aspect to the rear and was constructed in 2020. Additionally the garden has been developed to create a very low maintenance garden and off road parking.

The accommodation offers traditional entrance hall, L shaped lounge/diner, attractive fitted kitchen with built in oven and hob and space for appliances. The master bedroom leads onto an en-suite shower room, the second bedroom has fitted wardrobes and has double doors providing access to a raised decked patio enjoying an open aspect. situated adjacent to the full bathroom with a white suite.

The unit is fully double glazed and offers 'Calor' gas central heating.

Abridge Park is a retirement park for persons aged 50 or over and stipulates a no pet policy (Cats Allowed). Park rules should always be considered prior to considering a purchase.

### ACCOMMODATION IN GENERAL COMPRISES

#### HALLWAY





**LOUNGE/DINER**

19' 8" x 15' 9" (5.99m x 4.8m)

**KITCHEN**

9' 6" x 8' 10" (2.9m x 2.69m)

**BEDROOM ONE**

9' 6" x 9' 6" (2.9m x 2.9m)

**ENSUITE SHOWER**

9' 6" x 3' 11" (2.9m x 1.19m)

**BEDROOM TWO**

9' 6" x 8' 10" (2.9m x 2.69m)

**BATHROOM**

6' 6" x 5' 7" (1.98m x 1.7m)

**WRAP AROUND GARDEN**



**PARKING FOR ONE VEHICLE**

**CHARGES AND TENURE**

Council Tax Epping Forest District Council Band A

Tenure - Agreement Regulated By The Mobile Homes Act

Ground Rent £243.17 Per Month

**UTILITIES AND SUPPLIERS**

Electricity - Mains -

Water - Mains -

Sewage - Mains -

Heating - Calor Gas Bottles

Broadband - Various providers available

Mobile Signal - Vodafone Three EE O2

**POINTS TO NOTE**

Abridge Park is a retirement park for persons aged 50 or over and stipulates a no pet policy (Cats allowed). Park rules should always be considered prior to considering a purchase.

Age restriction - Residents must be aged 50 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.



Total area: approx. 65.1 sq. metres (701.2 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.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp. □

**Abridge Park Homes**

%epcGraph\_c\_1\_334%

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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