



- 44' x 12' PARK HOME
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER

First Avenue, Galley Hill, Waltham Abbey, EN9 2AL

Being offered CHAIN FREE and enjoying views over open countryside an opportunity to purchase this 44'x12' Park Home situated on the popular Breach Barns Park. The unit is well presented and benefits from parking for three vehicles. An internal viewing is strongly advised.

PRICE: £210,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Attractive park home constructed in 2006 set on the popular Breach Barns family park ideally placed backing directly onto open Forest Land/countryside.

The unit is well presented and measures 44' x 12' thus offering two useable bedrooms, a good size lounge which is accessed from the kitchen/breakfast room. The kitchen boasts a range of fitted wall and base units with contrasting work surfaces built in oven and hob, with space for appliances.

A light and airy lounge enjoys countryside views.

Both bedrooms have fitted wardrobes with matching drawers to bedroom one.

The bathroom is part tiled with a modern three piece suite with panel enclosed bath, pedestal wash hand basin and close coupled WC.

Externally the unit benefits from parking for three vehicles.

A south westerly facing rear garden comprises a block paved patio area, lawn area with a variety of shrubs, enjoying countryside views complete this residence.

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

The vendor advises that the unit can be purchased with the furniture.

Pet Friendly Site





TENURE AND CHARGES

Council Tax Epping Forest District Council Band A

Tenure - Agreement Regulated By the Mobile Homes Act

Ground Rent £299.49 Per Month includes Water and waste supply

UTILITIES AND SUPPLIERS

Electricity - Mains - Scottish Power

Water - Mains - Included in Ground Rent

Sewage - Mains - Included in Ground Rent

Gas - LPG Gas tank - Calor Gas

Broadband - EE

Mobile Signal and Coverage - Vodafone Three EE 02





Total area: approx. 42.3 sq. metres (454.8 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