



- 38' x 20' PARK HOME
- WELL REGARDED RETIREMENT SITE
- PET FRIENDLY DEVELOPMENT
- CONSTRUCTED 2010

### The Sycamores , Woodbine Close, Waltham Abbey, EN9 3RJ

38' x 20' DOUBLE PARK HOME with two double bedrooms and two bathrooms, constructed in 2010 , situated on the popular Woodbine Park RETIREMENT SITE. Personal garden, on plot parking. Very good order throughout. Pet friendly site.

**PRICE:** Offers In Region Of £170,000 (Agreement regulated by the mobile homes act)



## Property Description

Situated on the highly sought after 'Woodbine' retirement park, we are delighted to offer this well maintained double park home measuring 38' x 20'

The home was constructed in 2010 and has been well maintained with some excellent decorative improvements including bespoke fitted window shutters.

The accommodation in brief comprises an L shaped entrance hall with storage cupboards. The dual aspect lounge gives access to a large kitchen/breakfast room with high gloss fitted units and space for a table and chairs. There are two double bedrooms both with fitted wardrobes and the master bedroom boasts an en-suite shower room which is in addition to the separate full bathroom with white suite.

Externally the gardens surround the unit and have professionally laid to briquette for ease of maintenance and there is on plot parking for one vehicle.

Woodbine Park is highly regarded set on the edge of Epping Forest with on-site club house. Residents must be aged 50 years or over and the site welcomes well behaved pets.







## ACCOMMODATION IN BRIEF COMPRISES:

L SHAPED ENTRANCE HALL 10'10 X 9'3

LOUNGE 13'3 X 10'6:

KITCHEN/DINER 16'6 X 8'5:

BATHROOM 6'5 X 5'5:

MASTER BEDROOM 12'4 X 9'5:



EN-SUITE SHOWER- ROOM:

BEDROOM TWO 9'4 X 6'9 up to wardrobes:

## EXTERIOR

The gardens are well maintained and have been predominately laid to block paving. Garden shed. External water point. Exterior decorative lighting.

PARKING: On plot parking

## CHARGES AND TENURE

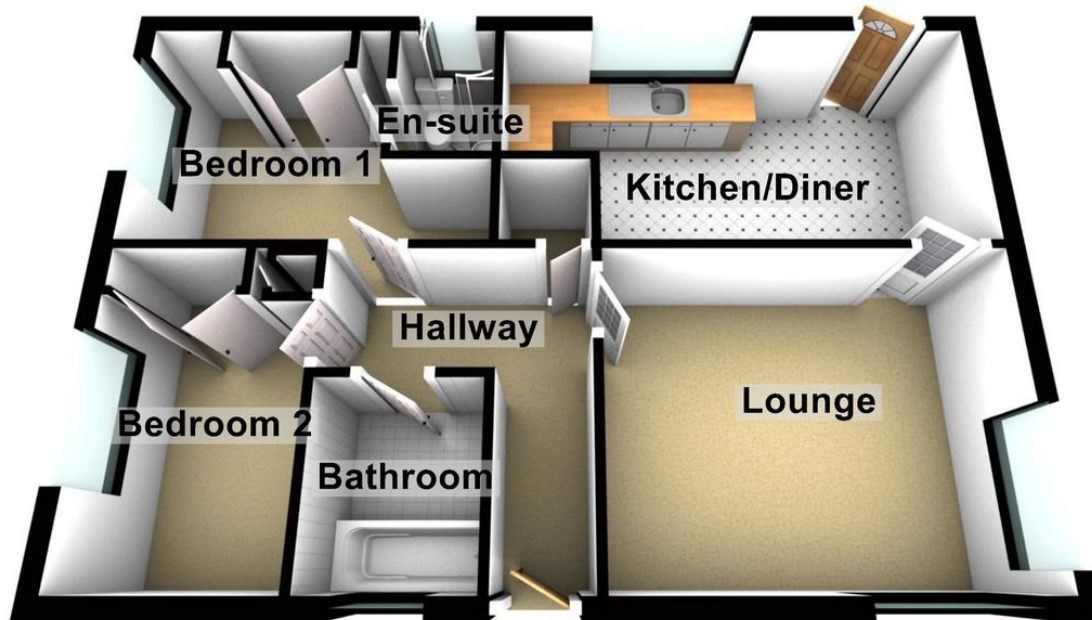
TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A

Ground Rent £342.62 Per month - Includes water and sewage supply and road maintenance contribution



## Ground Floor



### UTILITIES

Electricity - Supplied and billed by the site office  
Water and sewerage charges are within the ground rent payment  
Heating - LPG Gas  
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 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.

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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