



- POPULAR RETIRMENT SITE
- FREE RESIDENT PARKING
- OPEN PLAN LIVING AREA
- BEDROOM WITH FITTED WARDROBES

## Fowley Mead Park, Longcroft Drive, Waltham Cross, Hertfordshire, EN8

REPRESENTING EXCELLENT VALUE FOR MONEY. Single park home measuring 32' x 10' on the popular Fowley Mead Park RETIREMENT SITE for residents aged 50 or over. The property is set on a front line position with easy free resident parking. Personal garden with two exterior sheds. Open plan living area, bedroom with fitted wardrobes and modern shower room CHAIN FREE.

**PRICE: £72,500** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

32' X 10' Single park home which is well presented and sits on a front line position within the park. There is free resident parking for one vehicle immediately outside the home on a first come first serve basis. The unit benefits from a personal garden with rear and side patios and additionally, as it usual for Fowley Mead Park there are two brick built external storage sheds, one of which provides plumbing for washing machine.

The accommodation in brief offers an open plan living area with dual aspect lounge which is open plan to the fitted kitchen. The kitchen presents with a range of fitted wall and base units with contrasting work surface and breakfast bar area.

The inner hall grants access to the double bedroom with a full range of fitted wardrobe cupboards along one wall and the tiled shower room with white suite.

Fowley Mead Park is a retirement park for residents aged 50 or over and is centrally located equidistant from the historic town of Waltham Abbey and the more modern pavilion at Waltham Cross with BR Station offering access to London Liverpool Street.

The site operates a no pet policy and residents must be aged 50 or over.

Park homes do not have finance options and therefore all units are purchased cash.





## ACCOMMODATION IN BRIEF COMPRISES:

### LOUNGE AREA

10' 11" x 9' 7" (3.33m x 2.92m)

### KITCHEN

6' 11" x 6' 2" (2.11m x 1.88m)

### BEDROOM

7' 9" x 7' 8" (2.36m x 2.34m) Measurements up to fitted wardrobes

### SHOWER ROOM

6' 11" x 4' 9" (2.11m x 1.45m)

### EXTERIOR

Gardens to side and rear

Two brick built external storage sheds . One presents as a utility room and provides plumbing for washing machine.

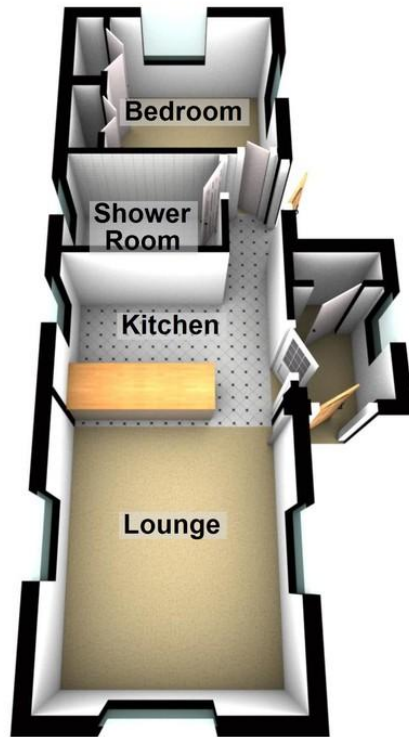
### CHARGES

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

Council Tax Broxbourne Borough Council - Band A  
Ground Rent £193.70 PCM with review annually in April



### Ground Floor



### UTILITIES

Electricity - Mains supplied by site owners but billed to each unit individually

Water - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband - Virgin or sky available

Mobile Signal and coverage - vendor has O2 service

### POINTS TO CONSIDER

Site rules/pet restriction - please ask for a copy of the site rules - no pet policy

Age restriction - residents must be aged 50 or over

Construction - this is a park home and therefore the construction is predominately timber with a steel chassis. Financing is not available purchases are made in cash.