



- BRAND NEW PARK HOME
- 36' X 20' HARBUR UNIT
- VERY SMALL PARK IN EPPING FOREST
- LUXURY KITCHEN WITH APPLIANCES

### The Owl , Lippitts Hill, Loughton, IG10 4AN

BRAND NEW 36' x 20' Harbur park home set on a small RETIREMENT development within the heart of EPPING FOREST. High specification throughout. Luxury kitchen with granite work surfaces and integrated appliances. Master bedroom with walk in wardrobe. Sited and ready to occupy. No pet policy

**PRICE: £230,000** (AGREEMENT REGULATED ON THE MOBILE HOMES ACT)





## Property Description

The Owl park home retirement site is a small intimate park of approx. only 20 homes which is set in the heart of the historic Epping Forest adjacent to the well regarded resto-pub 'The Owl' which serves craft ales and a good variety of dishes.

The park itself is a dog free park but you may have up to four cats and welcomes guest over the age of 50 years of age. Each unit is offered ONE allocated parking bay.

This particular home is newly sited and has been constructed by the well regarded Harbour Homes Company ensuring quality fixtures and fittings throughout. The home measures 36' x 20' and has been designed with modern living requirements in mind including a social open plan living area, guest WC and a good degree of built in storage space.

On entering the property you are welcomed with an open view of the main living area and within the entrance area is a full wall of fitted cupboards with storage space. The main living area is stunning with triple aspect views and sliding double glazed doors leading to the exterior.

The kitchen has been carefully chosen in a shaker style with stainless steel accents and this has been elevated with the addition of Miro stone work-surfaces and an attractive central island with butler style sink and instant hot water tap. Additionally the kitchen is fitted with an integrated fridge/freezer, dishwasher, washing machine, eye level oven and microwave.

Within the living area is the lounge diner with the lounge offering sliding doors to the exterior and a contemporary cassette style fireplace feature. The dining area has space for a full size table and chairs.

To the rear of the unit is a spacious inner hall which grants access to the remainder of the accommodation and the useful guest WC with low flush WC and vanity wash hand basin. The main bedrooms has an attractive panelled wall and offers a large walk in





wardrobes with shelves, hang rails and fitted drawers. Bedroom two is adjacent to the main bathroom which presents with a white suite offering a panned bath with overhead shower, vanity wash hand basin and low flush WC.

Externally the gardens surround the unit and will be finished with a decked path granting access to the unit, a formal patio area and plant borders (to be confirmed) .

One parking space per unit is offered within the communal car park

The unit is complete and ready to occupy therefore early viewing is highly recommended



#### **ACCOMMODATION IN BRIEF COMPRISES:**

##### **ENTRANCE HALL**

6' 0" x 2' 0" (1.83m x 0.61m) Up to fitted cupboards

##### **LIVING AREA/ KITCHEN**

20' 0" x 20' 0" (6.1m x 6.1m)

##### **INNER HALL**

9' 0" (2.74m)

##### **GUEST WC**

##### **MASTER BEDROOM**

9' 9" x 9' 8" (2.97m x 2.95m)

##### **WALK IN WARDROBE**

4' 8" x 4' 8" (1.42m x 1.42m)

##### **BEDROOM TWO**

9' 2" x 5' 6" (2.79m x 1.68m)

##### **MAIN BATHROOM**

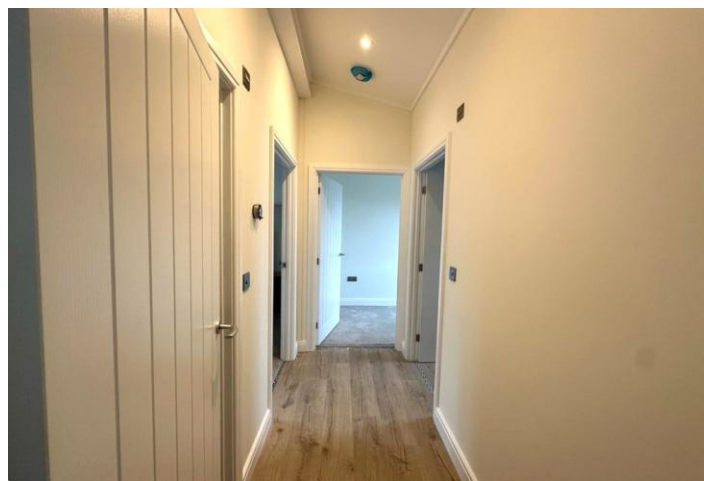
9' 1" x 5' 8" (2.77m x 1.73m)

##### **EXTERIOR**

##### **GARDENS**

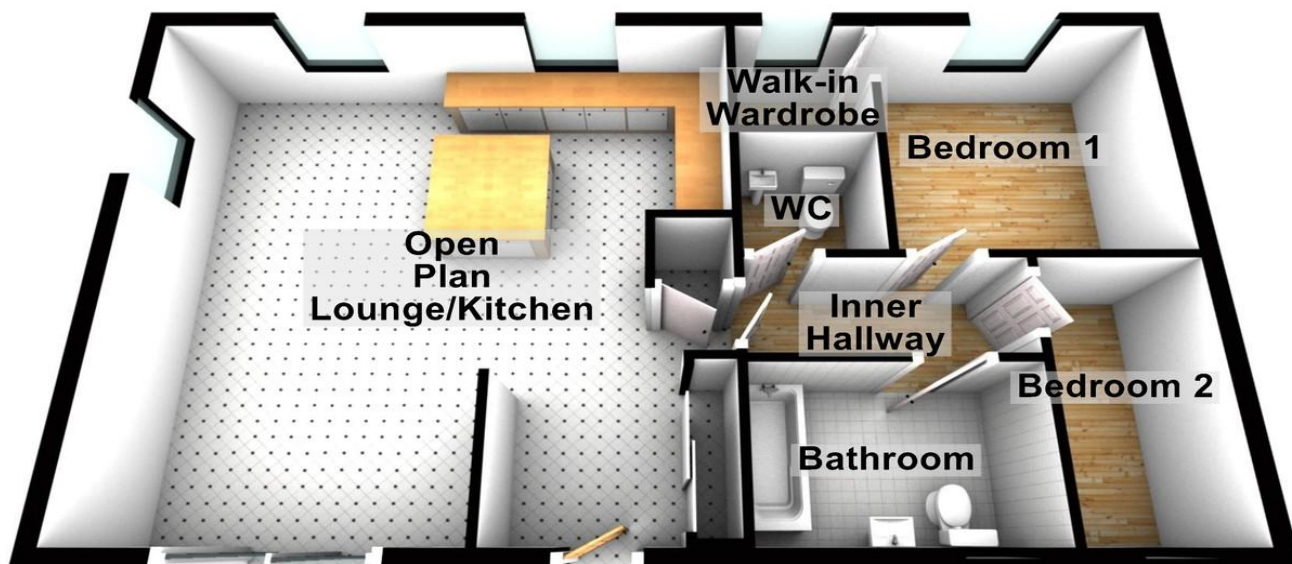
##### **PARKING**

One allocated parking space within the residents car park





## Ground Floor



### TENURE AND CHARGES

Tenure: Agreement is regulated by the mobile homes act  
Ground rent: £242.49 pcm - Annual charge subject to annual inflation change £2909.88  
Council Tax: Band A within Epping Forest

### UTILITIES

New Home so services to be connected  
Mains electric  
Mains water and waste services  
LPG gas supply

### POINTS TO NOTE

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