



- 2012 ST MORITZ PEMBERTON
- 38 X 12 HOLIDAY HOME
- RIVERSIDE VIEWS
- TWO BEDROOMS

Dobbs Weir, Essex Road, Hoddesdon, EN11 0AS

OCCUPATION FOR 11 MONTHS OF THE YEAR. 38' x 12 holiday home constructed in 2012 sited on the popular Dobbs Weir holiday park. Riverside views. Master bedroom with en-suite WC. Modern open plan living with personal sun deck and on plot parking. CASH PURCHASE ONLY

**PRICE £90,000** (License assigned by Lee Valley Regional Park Authority)





## Property Description

Holiday park home constructed in 2012 and presented to a high specification internally. The unit is set on a 'Gold plot' on the edge of the park enjoying a short flat walk to the on-site reception and convenience store.

The accommodation has a modern floorplan with open plan living area/kitchen area. The kitchen is fitted with an attractive range of wall and base units with space for a dining table and chairs. The kitchen is fitted with a gas cooker, and integrated fridge/freezer. The lounge area is a large bright space with floor to ceiling picture windows to the front aspect overlooking the sun deck and riverside views.

There are two bedrooms with the master bedroom boasting fitted wardrobes and a personal en-suite toilet/WC. The second room is a good size and this is supported by the shower room which presents with a white suite with walk in shower, low flush WC and pedestal wash hand basin.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.



Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you cannot live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on





site.

#### LOUNGE/KITCHEN

20' 1" x 11' 9" (6.12m x 3.58m)

#### HALL

8' 5" x 2' 5" (2.57m x 0.74m)

#### BEDROOM ONE

9' 00" x 10' 00" (2.74m x 3.05m)

#### ENSUITE WC

3' 9" x 3' 2" (1.14m x 0.97m)

#### BEDROOM TWO

8' 5" x 5' 3" (2.57m x 1.6m)

#### SHOWER ROOM

6' 3" x 3' 9" (1.91m x 1.14m)



#### TENURE AND CHARGES

Site fees for this home are £5130.00 including deck space charges (charges are £4770.00 plus £360.00 for personal deck space - total charges £5130.00) which includes water supply and waste water. TV Licence and basic internet services. Electric is supplied by the site but billed to each unit individually  
Gas LPG Gas bottle supply  
Council Tax exempt

There is a high grade internet available - fee to be confirmed with site office



#### PARKING

On plot parking for one vehicle

#### EXTERIOR

Stunning riverside plot

#### UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment



Heating - LPG Gas tank

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 - Family park

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 are 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