



- EPPING FOREST LOCATION
- RETIREMENT DEVELOPMENT FOR OVER 55'S
- CASH PURCHASE ONLY
- 2017 CONSTRUCTED HOME

The Elms , Lippitts Hill, Loughton, IG10 4AW

THE ELMS RETIREMENT DEVELOPMENT IN EPPING FOREST. Fabulous 45' x 22' Sophia park home on an excellent size plot with extensive front side and rear gardens. Two double bedrooms, two bathrooms and walk in wardrobe. Modern open plan living area with good size lounge, dining area and high gloss kitchen with appliances. On plot parking for 3-4 vehicles. CASH PURCHASE ONLY.

PRICE: £335,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

The Elms retirement village is an established park home development for residents aged 50 or over. The development is set in the heart of historic Epping Forest adjacent to the well regarded resto-pub 'The Owl' which serves craft ales and a good variety of dishes.

This particular property was constructed in 2017 and is set on the newly developed section of The Elms with similar prestigious type double homes with extensive plots. The unit is a 45' x 22' Sophia constructed by the well recognised Prestige Homes.

The accommodation in brief comprises an large entrance utility area fitted with high gloss units comprising washing dryer and storage solutions.

The open plan living area is triple aspect with a large lounge area with double doors leading to the side garden. The dining area is adjacent to the contemporary style high gloss kitchen with contrasting wall and base units and integrated appliances.

The rear of the property is occupied by two double bedrooms with the master bedroom boasting a full walk in wardrobe and personal en-suite shower room. Bedroom two is also a double bedroom and is supported by the main bathroom which presents with a white bath suite.

Externally the gardens are a real feature of the property and are unusually large for a park home. The gardens surround the unit and have been beautifully landscaped to provide distinct separate areas of courtyard, lawn and utility area.

The property benefits from a large frontage offering off road





parking for 3-4 vehicles.

Other features include the residue of a 10 year gold shield warranty , full double glazing and LPG Gas central heating .

Potential purchasers must note that the park is for persons aged 50 or over and the development operates a no dog policy. CASH PURCHASE ONLY

SECURE TENURE UNDER THE MOBILE HOMES ACT 2013 -
<https://www.legislation.gov.uk/ukpga/2013/14/contents/enacted>



ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL / UTILITY AREA

7' 2" x 5' 5" (2.18m x 1.65m)

L SHAPED LIVING / DINING

22' 0" x 19' 6" (6.71m x 5.94m)

CONTEMPORARY STYLE KITCHEN

12' 0" x 10' 6" (3.66m x 3.2m)

INNER HALL

7' 2" x 3' 3" (2.18m x 0.99m)



MASTER BEDROOM

11' 2" x 10' 3" (3.4m x 3.12m)

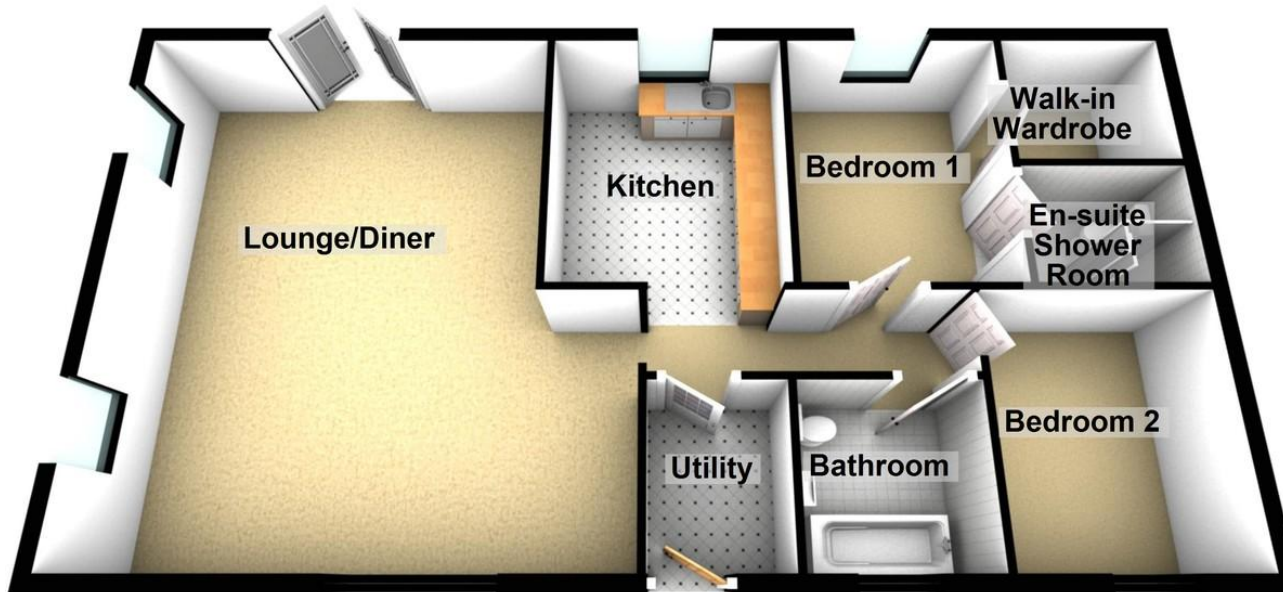
WALK IN WARDROBE

6' 5" x 3' 4" (1.96m x 1.02m)

EN-SUITE SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

Ground Floor



BEDROOM TWO

10' 6" x 10' 4" (3.2m x 3.15m)

MAIN BATHROOM

7' 5" x 7' 2" (2.26m x 2.18m)

EXTERIOR

LARGE SECLUDED SIDE AND REAR GARDENS

FRONT GARDEN PARKING AREA

Professionally laid to block paving providing on plot parking

CHARGES AND TENURE

Title: Owned under Agreement regulated by The Mobile Homes Act

Ground rent : £279.24 pcm

Council Tax : Band A within Epping Forest.

UTILITIES AND SERVICES

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, board and composite 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