



- RETIREMENT PARK HOME
- CASH BUYERS ONLY
- CHAIN FREE
- 32' X 12' PARK HOME

## St Johns caravan park, Theobalds Park Road, Enfield, EN2 9JG

Situated on an intimate retirement park for the over 55's with local bus routes in picturesque location we offer this one bed room park home. Free resident parking. Gas central heating. Full double glazing. Fenced plot surround the unit. Chain Free.

**PRICE: £125,000** (Agreement regulated by the mobile homes act)

## Property Description

Situated on a small residential park home site for residents aged 55 or over we offer this 32' x 12' park home.

The unit is well placed on a personal good sized fenced plot and offers a professionally laid patio area and lawned garden to both the side and front aspect. The property itself benefits from mains gas central heating and full double glazing.

St Johns Park is an intimate park close to local picturesque walks, close to Crews Hill BR Station and with the added benefit of 456 regular bus service into Enfield and furthermore onto North Middx Hospital. This park welcomes well behaved dogs.

The newly decorated accommodation in brief comprises open plan living area which offers a fitted kitchen with inset oven and hob, integrated fridge freezer and washing machine.

The breakfast area adjacent to the kitchen offers double glazed French doors to the garden and the remainder of the living area offers a good size lounge space with fireplace feature.

There is a full bathroom with jack and jill doors providing an en-suite to the bedroom or guest access from the entrance hall and the bedroom is fitted with a double wardrobe cupboard.

Being offered chain free, early viewing is recommended.

Cash purchasers only.





## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

5' 7" x 2' 8" (1.7m x 0.81m)

### OPEN PLAN LIVING AREA

12' 0" x 10' 2" (3.66m x 3.1m)

### OPEN PLAN KITCHEN/BREAKFAST ROOM

12' 0" x 7' 9" (3.66m x 2.36m)

### BATHROOM

8' 5" x 5' 7" (2.57m x 1.7m)

### BEDROOM

12' 0" x 7' 5" (3.66m x 2.26m)

### EXTERIOR

Fenced plot with side and front lawn area. Side patio. External storage shed and exterior water point

### PARKING

Free resident parking on a first come first served basis

### CHARGES AND TENURE

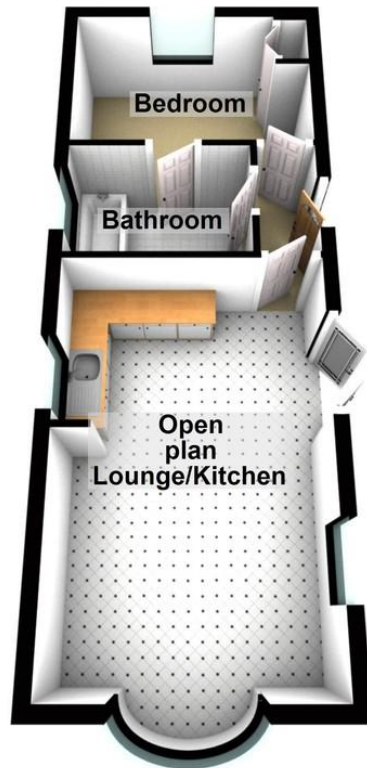
TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Enfield Council - Band A

Ground Rent £280.00 per month with increase linked to inflation and reviewed on an annual basis



### Ground Floor



### 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 55 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.

### UTILITIES

Electricity - Mains

Water and sewerage - Mains

Heating - Mains gas supply

Broadband - Available

Mobile Signal and coverage - varies between providers .

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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