



- 34' X 20' PARK HOME
- ESTABLISHED RETIRMENT SITE
- HEART OF EPPING FOREST
- THREE BEDROOMS

The Owl, Lippitts Hill, Loughton, IG10 4AN

34' x 20' THREE BEDROOM PARK HOME set on an established retirement site set in the heart of Epping Forest . Recently redecorated throughout. Good size kitchen, modern bathroom. Personal garden surrounds the unit. One allocated parking bay. CASH PURCHASE ONLY

PRICE: £130,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

34' x 20' park home situated on a popular residential retirement park in the centre of Epping Forest. The property is set on a good size plot which surrounds the unit.

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.

The park home has been recently redecorated throughout and offers oil central heating and double glazing.

The accommodation in brief offers a large dual aspect lounge with fitted air-conditioning unit, good size kitchen with a range of white fitted wall and base units. The inner hall gives access to the three bedrooms which are supported by the modern shower room.

Externally there is a fenced garden which surrounds the unit an there is one allocated parking bay.

Park homes are purchased CASH ONLY there are no financing options.

Being offered chain free , early viewing is highly recommended





ACCOMMODATION IN BRIEF COMPRISES:

DUAL ASPECT LOUNGE

19' 8" x 12' 1" (5.99m x 3.68m)

INNER HALLWAY

KITCHEN

11' 1" x 9' 8" (3.38m x 2.95m)

BEDROOM ONE

10' 6" x 9' 7" (3.2m x 2.92m)

BEDROOM TWO

9' 8" x 7' 11" (2.95m x 2.41m)

BEDROOM THREE

6' 5" x 6' 2" (1.96m x 1.88m)

SHOWER ROOM

EXTERIOR

PERSONAL GARDEN

ONE ALLOCATED PARKING SPACE





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

Water and Sewerage - Mains

Heating - Oil

Electricity - Mains 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