



- 1997 PARK HOME
- MEASURES 25' X 18'
- AGE RESTRICTED SITE
- PETS WELCOME

St Johns Park , Theobalds Park Road, Enfield, EN2 9JG

25' x 18' DOUBLE PARK HOME on a small fully residential park home site for residents aged 55 years or over. This home was constructed in 1997 and has been well maintained. Two bedrooms, modern kitchen and bathroom. Good size plot surrounds the unit. Resident parking. Pet friendly site. CASH PURCHASE ONLY

PRICE: £155,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

St Johns Park is a fully residential site, protected by The Mobile Homes Act which welcomes residents aged 55 or over. The site is beautifully positioned within Crews Hill and accessible to Enfield Town and Cuffley mainline station.

The park is a small development and offers residents free on park parking, on a first come first serve basis and the site further benefits from mains gas supply.

The units itself sits on a well maintained plot which surrounds the unit with a good size front patio area and rear lawned garden.

The accommodation is well presented with a good size dual aspect lounge with access to the galley style kitchen which presents with a range of wall and base units. The sellers have advised that the white goods can remain if required.

There are two bedrooms with the main bedroom offering a full range of fitted wardrobes and these are supported by the bathroom which offers a three piece suite.

Other features include full gas central heating via mains gas supply and full double glazing.

Being offered chain free early viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE/DINER

14' 8" x 11' 7" (4.47m x 3.53m)

KITCHEN

13' 0" x 5' 6" (3.96m x 1.68m)

INNER HALL

4' 2" x 2' 8" (1.27m x 0.81m)

BEDROOM ONE

9' 7" x 7' 6" (2.92m x 2.29m) Measurement taken up-to the fitted wardrobes

BEDROOM TWO

8' 2" x 5' 2" (2.49m x 1.57m)

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

EXTERIOR

GARDENS

RESIDENT PARKING

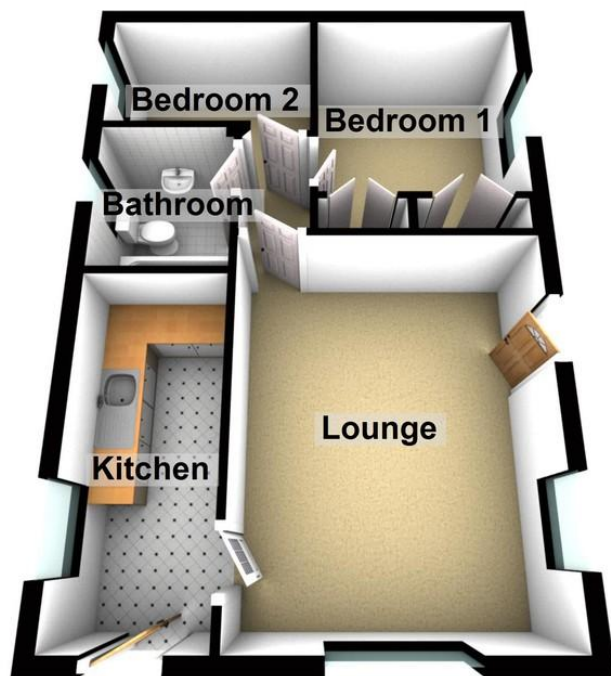
CHARGES AND TENURE

Title : Owned under Agreement regulated by The Mobile Homes Act

Ground rent : £175.00 pcm - Subject to formal verification

Council Tax : Band A within Enfield Council.

Ground Floor



UTILITIES

Mains electric

Mains water and waste services

Mains gas supply

POINTS TO NOTE

Site rules/pet friendly - please ask for a copy of the site rules

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, 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