



- 41' X 14 HOLIDAY HOME
- CASH PURCHASE ONLY
- 11 MONTH OCCUPATION
- TWO BEDROOMS

**Lee Valley Campsite Sewardstone, Sewardstone Road, London, E4 7RA**

Excellent 41' x 14' mobile home on the popular Lee Valley Campsite, Sewardstone located on the Sewardstone/Chingford borders. Direct bus to Walthamstow central. High spec throughout. Fully furnished. Fabulous raised decking. Occupation for 11 months of the year only. Approx 8 years old. CASH PURCHASE ONLY

**PRICE: £89,995** (LICENCE ASSIGNED BY LEE VALLEY REGIONAL PARK AUTHORITY)



## Property Description

Excellent 2017 Regal Hamilton measuring 41' x 14' presented to an excellent standard internally. The unit is offered fully furnished with quality fixtures and fittings and is ready for occupation.

The accommodation has a modern atmosphere with open plan living area/kitchen area with a personal sun deck. The kitchen is well stocked with full appliances including dishwasher and wine fridge. The lounge has double doors leading onto the large wrap round sun deck.

There are two bedrooms with the master bedroom boasting an en-suite shower room and there is another full shower room to support bedroom two. Both bedrooms benefit from fitted wardrobes.

Lee Valley Campsite, Sewardstone is a picturesque well regarded development with a woodland feel on the Sewardstone/Chingford borders.

The unit are well spaced and the on-site facilities include a convenience and camping store. At the front of the site is the bus stop for the 215 bus which offers a direct and regular service Walthamstow Central BR station giving links to London Liverpool street and Victoria Line underground service.

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

**CASH PURCHASE ONLY**





## ACCOMMODATION IN BRIEF COMPRISES:

### ENTRANCE HALL

### OPEN PLAN LIVING AREA

19' 9" x 14' 0" (6.02m x 4.27m)

### MASTER BEDROOM

10' 5" x 8' 4" (3.18m x 2.54m)

### EN-SUITE SHOWER ROOM

6' 3" x 3' 6" (1.91m x 1.07m)



### BEDROOM TWO

8' 9" x 6' 0" (2.67m x 1.83m)

### SHOWER ROOM

6' 4" x 5' 10" (1.93m x 1.78m)

### EXTERIOR

Personal deck space..

Free resident parking in nearby car park

Communal lawned grounds surround the unit

### TENURE AND CHARGES

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Site fees for this home are £4020 including deck space charges (to be formally confirmed with site office) 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

No Council tax costs

**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 on-site. Option to upgrade subject to monthly fee

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