



- BRAND NEW 40' X 20' PARK HOME
- RETIRMENT SITE
- CENTRALLY LOCATED
- TWO DOUBLE BEDROOMS

The Beeches , Woodbine Close, Waltham Abbey, EN9 3RD

Offers In Region Of £275,000

BRAND NEW 40' X 20' PARK HOME on the popular Woodbine Park retirement site. Well located with local bus routes to neighbouring towns. Fully furnished with quality fittings. Two bedrooms, two bathrooms. Ready to occupy. CASH PURCHASE ONLY.

PRICE: OFFERS IN THE REGION OF £275,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Woodbine Park is an established park home retirement site for residents aged 50 or over. It is ideally located on the edge of Epping Forest with bus stops immediately outside the park which offer a regular service to neighbouring towns of Loughton or Waltham Abbey. Additionally junction 26 of the M25 is within one mile.

The site itself has a site office which is open in the mornings Monday to Friday and a social club house for both residents and external members. The site is a pet friendly site and well behaved dogs and cats are welcome (see site rules)

This particular property is a brand new Stately Albion home measuring a generous 40' x 20'. The home is offered fully furnished with quality fixtures and fittings.

The accommodation in brief offers a large L shaped lounge/dining room with feature full height windows. The kitchen is well fitted with an attractive range of cashmere coloured units with integrated appliances and grants access to the useful utility room which is fitted with units which compliment the kitchen and provides a door to the side rear exterior of the property.

There are two double bedrooms with the master bedroom benefitting from a full walk in wardrobe and a personal en-suite shower room. Bedroom two offers built in wardrobe cupboards.

The main bathroom presents with a white bathroom suite with freestanding roll top bath and fitted vanity unit.





Externally the plot surrounds the unit and has been professionally laid to block paving for ease of maintenance. The plot provides off road parking for one to two vehicles

ACCOMMODATION IN BRIEF COMPRISES:

L SHAPED LOUNGE

21' 0" x 20' 0" (6.4m x 6.1m) Maximum measurements as the lounge is L shaped.

KITCHEN

9' 2" x 7' 4" (2.79m x 2.24m)

UTILITY ROOM

7' 4" x 5' 5" (2.24m x 1.65m)

BEDROOM ONE

9' 3" x 9' 2" (2.82m x 2.79m)

WALK IN WARDROBE

5' 1" x 4' 1" (1.55m x 1.24m)

EN-SUITE SHOWER ROOM

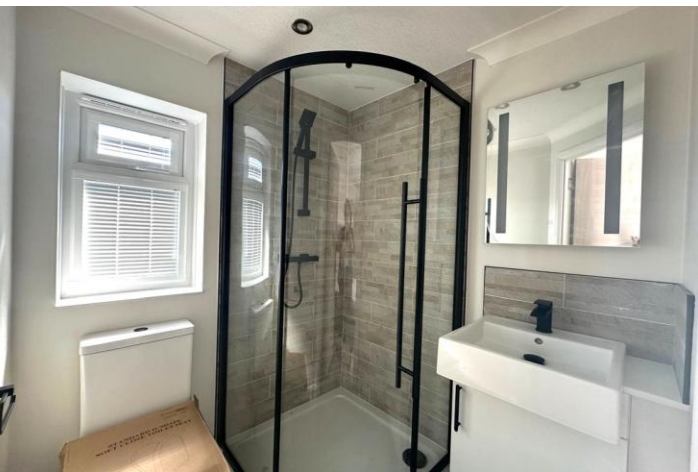
5' 2" x 5' 1" (1.57m x 1.55m)

BEDROOM TWO

11' 4" x 10' 6" (3.45m x 3.2m)

BATHROOM

9' 3" x 7' 0" (2.82m x 2.13m)



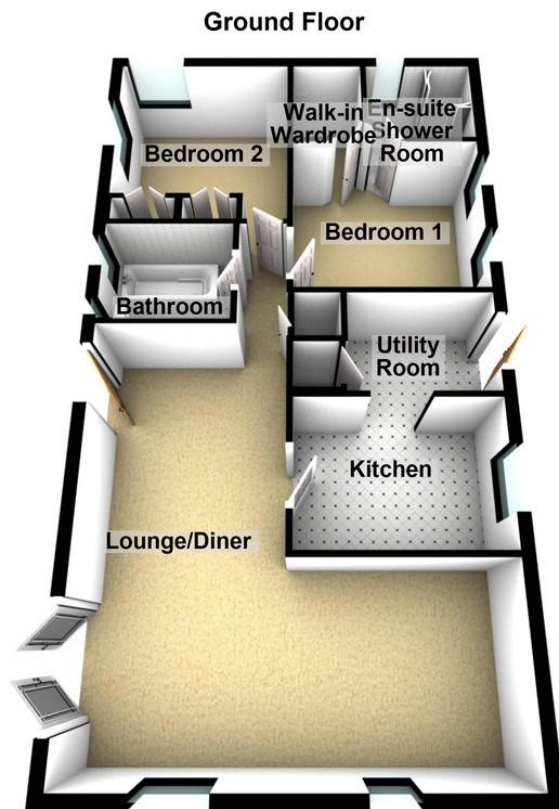
EXTERIOR

GARDENS

Laid to block paving and surround the unit

ON PLOT PARKING

For one to two vehicles



TENURE AND CHARGES

Tenure: Agreement is regulated by the mobile homes act

Ground rent: £332.11pcm - £3985.32a. Ground rent is subject to annual inflation change protected by the mobile homes act

Council Tax: Band A within Epping Forest

UTILITIES

New Home so services to be connected

Mains electric

Water is supplied by the site within the ground rent payment

LPG gas supply

POINTS TO NOTE

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

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 composite 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 are 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