



- 1999 HOME MEASURING 31'6 X 12'
- DOUBLE BEDROOM
- EN-SUITE SHOWER ROOM
- WALK IN WARDROBE

Fowley Mead Park, Longcroft Drive, Waltham Cross, EN8 7SY

Bespoke 31'6 x 12' park home on the Fowley Mead RETIREMENT PARK for guests aged 50 or over. Unique park home with double bed room, en-suite shower room and walk in wardrobes. Good size living room and modern kitchen. Personal garden with storage. On plot parking. Chain free. CASH PURCHASE ONLY

PRICE: £79,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Situated on the popular Fowley Mead Park retirement site for residents aged 50 or over we offer this 31'6 X 12' bespoke park home constructed in 1999.

Fowley Mead is a centrally located park with mains gas supply and is located within easy reach of local shopping facilities, Waltham Cross BR Station and bus station. More comprehensive facilities are available at either Waltham Cross Pavilion or the historic 14th century market town of Waltham Abbey

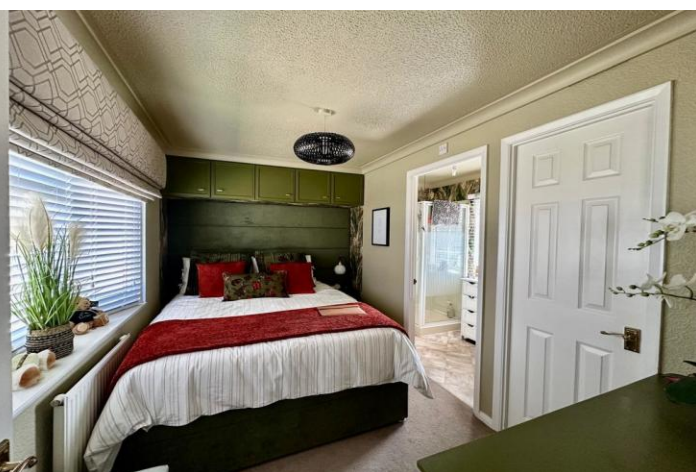
This particular unit is a 'Tingdene' Lodge specifically designed for this plot in 1999. It sits fully facing the road providing an excellent kerb appeal and benefitting from a sunny rear aspect.

The accommodation offers entrance hall with access to the double bedroom suite and open plan living area. The lounge is dual aspect with a bow window to the front aspect and double doors leading onto the rear exterior and small sun deck. There is open plan access to the kitchen area which offers a full range fitted wood effect wall and base units with a contrasting work surface.

The bedroom is beautifully fitted with space for a kingsize bed with overhead storage and a full walk in wardrobe cupboard. The en-suite shower room offers a free standing walk in shower cubicle with electric shower, pedestal wash hand basin and low flush WC.

Externally the property benefits from a small raised sun deck and personal gardens that surround the unit with the rear garden being hardstanding and the front garden being predominately laid to lawn. As is usual for Fowley Mead the





resident has the use of two brick built storage sheds one of which is utility space and the other for storage.

Additionally this property benefits from one on plot parking space to the front of the property.

Other features include mains gas supply and full double glazing.

Interested parties must note that park homes are purchased cash and residents must be aged 50 or over to live on site. Fowley Mead Park operates a NO PET policy.



ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

6' 2" x 3' 3" (1.88m x 0.99m)

LOUNGE

12' 6" x 11' 5" (3.81m x 3.48m)

KITCHEN AREA

8' 0" x 6' 4" (2.44m x 1.93m)

DOUBLE BEDROOM

11' 4" x 7' 0" (3.45m x 2.13m)

WALK IN WARDROBE

4' 3" x 4' 2" (1.3m x 1.27m)

EN-SUITE SHOWER ROOM

7' 2" x 4' 3" (2.18m x 1.3m)

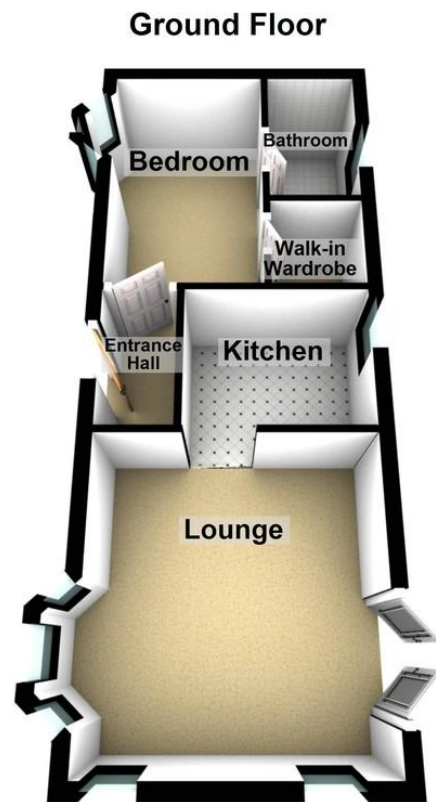
EXTERIOR

GARDENS FRONT AND REAR

BRICK BUILT STORAGE SHEDS

ON PLOT PARKING

Each home is allowed to park one car on site



CHARGES AND TENURE

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

Council Tax - Broxbourne borough Council - Band A

Ground Rent £222.70 per month .

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules -
No pet policy on 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 board with a steel chassis. Financing is not available, purchases are made in cash.

UTILITIES

Electricity - Mains supply via landowner

Water and sewerage charges - Mains supply

Heating - 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