



- 45' x 22' SOPHIA PARK HOME
- RETIRMENT PARK FOR OVER 50'S
- SECLUDED GARDEN
- ON PLOT PARKING

### The Elms, Lippitts Hill, Loughton, IG10 4AW

Superb 'L' shaped secluded garden with this 45' X 22' Sophia park home set within the newly developed part of The Elms retirement park for over 50's. The home was constructed in 2017 and benefits from two bedrooms, two bathrooms and a fabulous open plan living area. On plot parking. CASH PURCHASE ONLY

**PRICE: £305,000** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



## Property Description

Excellent opportunity to purchase a 2017 constructed Sophia double park home from the well regarded Prestige Homes range on a highly sought after development in the heart of the historic Epping Forest. The location is nestled amongst unspoilt countryside and yet accessible to Loughton Central Line station and Loughton High Road with its vast array of shops, café/bistros and traditional High Street shops.

This particular home which was constructed in 2017 is larger than average measuring a generous 45' x 22' and the large L shaped plot offers a good degree of privacy. The current vendors have developed the garden area and it now offers a mature lawn with a good degree of planting and the rear of the unit offers a space for vegetable garden and this is supported with a storage shed and greenhouse.

The front garden is professionally laid to briquette and offers on plot parking for approx. 2-3 vehicles (although site rules state two permanent vehicles).

The park home has been maintained to an excellent standard and is presented with a homely feel throughout with a rustic colour palette.

When you enter the property there is an enclosed entrance hall which offers a number of storage cupboards, one of which houses an integrated washing machine and additionally offers a home office workspace.

The main living area is open plan with three distinct areas being the lounge, dining area and kitchen. The lounge is dual aspect overlooking with windows facing to the front of the property and French doors to the side leading to the large patio area and main garden. There is open plan access to the dining area which is again open plan to the kitchen space and divides with a sociable breakfast bar.

The kitchen is fitted with an excellent range of traditional style





kitchen units with contrasting work-surfaces. There is space for an American style fridge/freezer and the cooker space houses a Range style cooker which may be available to interested parties subject to negotiation. The breakfast bar creates a sociable seating area between the kitchen and dining space which is large enough to house a full size table and chairs.

The rear of the unit offers two double bedrooms and two bathrooms. The master suite has the luxury of a walk in wardrobe and this is supported by an en-suite shower room with a freestanding double shower cubicle.

Bedroom two is a good size double room and this is supported by the main bathroom which offers a traditional white suite with panel bath and overhead shower, vanity wash hand basin and low level WC.

Other features include residue of a 10 year gold shield warranty, full double glazing and LPG gas central heating.

Potential purchasers must note that the park is for persons aged 50 or over and the development operates a no dog policy. CASH PURCHASE ONLY

### ACCOMMODATION IN BRIEF COMPRISES:

#### ENTRANCE HALL

7' 2" x 5' 5" (2.18m x 1.65m)

#### L SHAPED LOUNGE/DINER

22' 0" x 19' 6" (6.71m x 5.94m)

#### KITCHEN AREA

12' 0" x 10' 6" (3.66m x 3.2m)

#### INNER HALL

7' 2" x 3' 3" (2.18m x 0.99m)

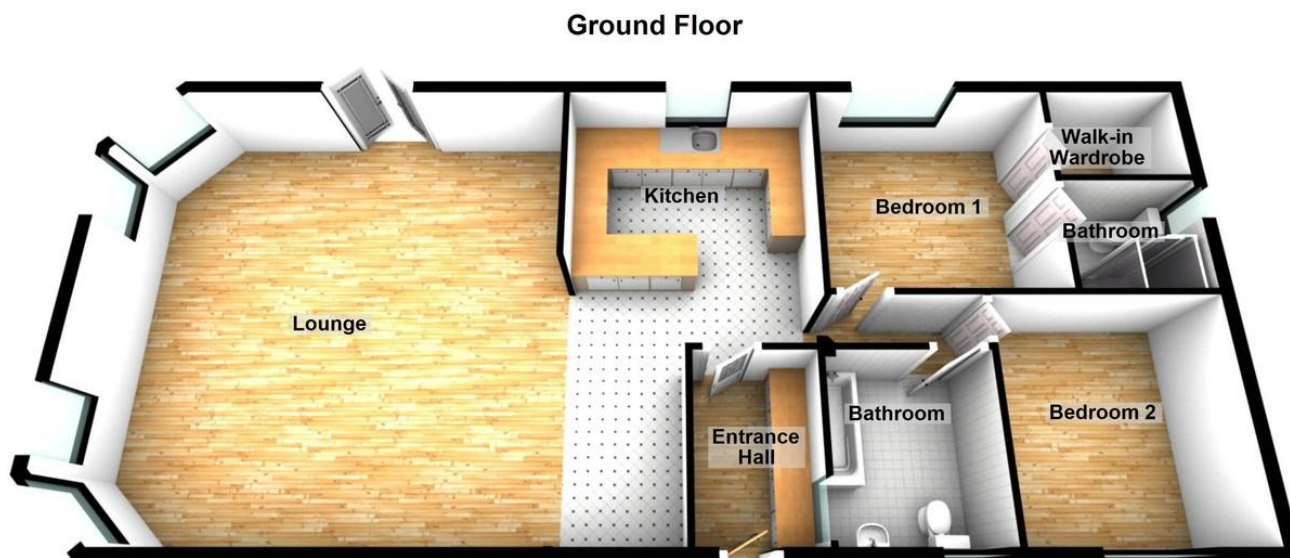
#### MASTER BEDROOM

11' 2" x 10' 3" (3.4m x 3.12m)

#### WALK IN WARDROBE

6' 5" x 3' 4" (1.96m x 1.02m)





#### **EN-SUITE SHOWER ROOM**

6' 5" x 5' 6" (1.96m x 1.68m)

#### **BEDROOM TWO**

10' 6" x 10' 4" (3.2m x 3.15m)

#### **MAIN BATHROOM**

7' 5" x 7' 2" (2.26m x 2.18m)

#### **EXTERIOR**

##### **SECLUDED SIDE AND REAR GARDEN**

##### **FRONT GARDEN**

Professionally laid to block paving providing on plot parking

#### **CHARGES AND TENURE**

Title: Owned under Agreement regulated by The Mobile Homes Act

Ground rent : £271.13 pcm

Council Tax : Band A within Epping Forest.

#### **UTILITIES**

Mains electric

Mains water and waste services

LPG gas 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, 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