



- 32' x 20' PARK HOME
- PICTURESQUE SITE WITHIN EPPING FOREST
- OVER 50'S ONLY
- STUNNING REAR VIEWS.

The Elms , Lippitts Hill, Loughton, IG10 4AW

32' x 20' park home set on a popular retirement site in the heart of Epping Forest. Two double bedrooms. Large lounge with stunning views over open countryside. CASH PURCHASE ONLY.

PRICE: £159,995 (Agreement regulated by The Mobile Homes Act)



Property Description

Situated on a manageable plot with rear raised sun deck we are delighted to bring to market this 32' x 20' park home on this established retirement site for residents aged 50 or over. The Elms Caravan Park is set in the heart of Epping Forest and therefore affords stunning views over Essex countryside.

The home itself is presented on a traditional floorplan with stairs ascending to the entrance porch which houses the oil fired central heating boiler. This provides direct access to the kitchen which is fitted with a range of white wall and base units and provides space for kitchen appliances.

There are two double bedrooms and bathroom fitted with a white suite.

The lounge which faces to the rear aspect offers fabulous views over the open countryside and allows access via double doors to the rear timber sun deck.

Externally there is a manageable personal plot with an established front and side courtyard. The rear aspect is enjoyed by a raised timber sun deck accessed from the lounge.

Residents must be aged 50 or over and interested parties should note that one car park space (if required) will be provided per unit. The Elms does operate a no-dog policy

Park home purchases are made cash (no funding is available) and purchasers must consider the terms of The Mobile Homes Act 2013 prior to purchasing a home.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE PORCH

KITCHEN

9' 10" x 9' 10" (3m x 3m)

BEDROOM TWO

9' 3" x 9' 1" (2.82m x 2.77m)

INNER HALL

BEDROOM ONE

11' 3" x 9' 6" (3.43m x 2.9m)

BATHROOM

8' 0" x 6' 8" (2.44m x 2.03m)

LOUNGE

19' 7" x 12' 9" (5.97m x 3.89m)

EXTERIOR

Courtyard style front and side garden with established planting.

Rear raised sun deck accessed from lounge.

CAR PARKING

One allocated space per unit if required

TENURE AND CHARGES

Tenure: Agreement is regulated by the mobile homes act

Ground rent: £2242.06 pcm - Annual charge subject to annual inflation change

Council Tax: Band A within Epping Forest

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 and board with a steel chassis.

Financing is not available, purchases are made in cash.

Ground Floor



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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