



- 40' x 12' PARK HOME
- POPULAR RETIREMENT PARK
- 2010 CONSTRUCTION
- GOOD PRESENTATION THROUGHOUT

## The Poplars , Woodbine Close, Waltham Abbey, EN9 3RL

40' x 12' Park home constructed in 2010 and set on the popular Woodbine Park retirement development on the edge of Epping Forest. Two bedrooms, modern kitchen and bathroom. Personal rear garden and on plot parking. Park homes are purchased CASH ONLY and this property is being offered chain free.

**PRICE: £139,995** (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)





## Property Description

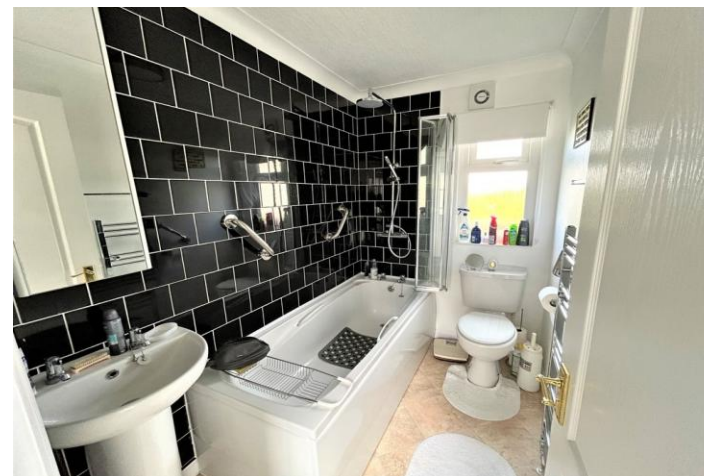
40' x 12' park home situated on the popular Woodbine Park retirement site. The Woodbine Park sits on the edge of Epping Forest yet close to local bus routes and local pubs. There is an on-site club house and the park is centrally located for access to the M25 and local shopping towns of Waltham Abbey and Loughton.

The unit is presented to a good clean standard with high gloss kitchen and fitted appliances. The accommodation offers entrance hall, dual aspect lounge with patio doors onto the garden, modern fitted kitchen, two double bedrooms with fitted wardrobes and a white bathroom suite.

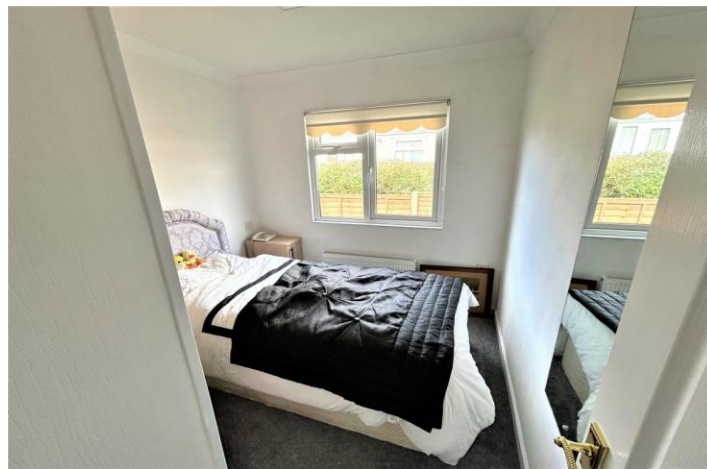
Externally the gardens are a real feature of the property and have been professionally laid to briquette with an additional newly laid rear sun patio.

Other features include full double glazing and gas central heating.

Persons should note that Woodbine Park development operates an age restriction and residents must be aged 50 or over.







## ACCOMMODATION IN BRIEF COMPRISES

### ENTRANCE HALL

12' 7" (3.84m)

### LOUNGE

10' 8" x 12' 00" (3.25m x 3.66m)

### KITCHEN/DINER

7' 6" x 12' 00" (2.29m x 3.66m)

### BEDROOM ONE

7' 8" x 9' 4" (2.34m x 2.84m)

### BEDROOM TWO

8' 5" x 7' 6" (2.57m x 2.29m)

### BATHROOM

7' 2" x 4' 9" (2.18m x 1.45m)

### EXTERIOR

#### REAR GARDEN

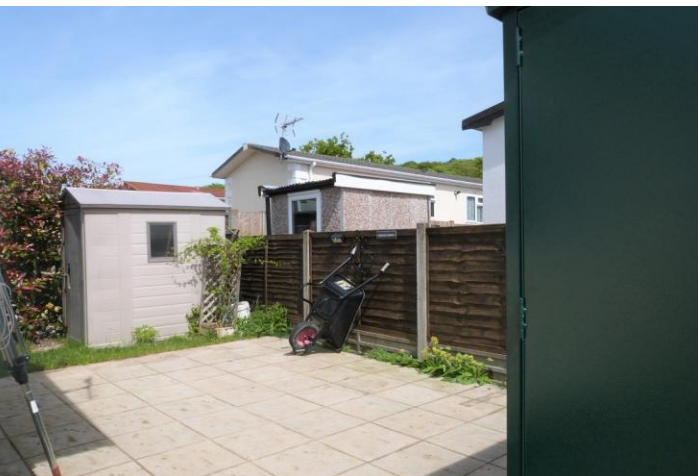
#### OFF ROAD PARKING

### CHARGES

(As advised by the seller but subject to formal clarification)

Ground Rent £289.84 (Includes £30.54 water supply )

Council Tax Epping Forest District Council Band A





25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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