



- CASH PURCHASE ONLY
- RETIREMENT PARK
- PET FRIENDLY PARK
- TWO BEDROOMS

### The Cedars , Woodbine Close, Waltham Abbey, EN9 3RE

MODERN park-home on the Woodbine RETIREMENT site. Constructed in 2019 the home measures 28' x 16' and is set in a cul-de-sac position with gardens surrounding the unit. Two bedrooms with fitted wardrobes. Modern kitchen with integrated appliances. L shaped lounge. CHAIN FREE

**PRICE: £129,995** AGREEMENT REGULATED BY THE MOBILE HOMES ACT





## Property Description

Situated on the highly sought after 'Woodbine' retirement park, we are delighted to offer this bespoke home measuring 28' x 16' set within a small cul-de-sac on the development.

Woodbine Park is a highly regarded park set on the edge of Epping Forest with on site club house. Residents must be aged 50 years or over and the site welcomes well behaved pets.

The home was constructed in 2019 and has been well maintained being set on a good size corner plot with gardens surrounding the unit. There is potential off road parking for one vehicle to the front of the property.

The accommodation in brief comprises a dual aspect L shaped lounge/diner with feature bow windows. The kitchen is fully fitted with a range of cashmere coloured wall and base units including electric oven and hob, integrated fridge/freezer and dishwasher.

There are two bedrooms with the main bedroom offering a range of fitted wardrobes along one wall with complementing bedside units and bedroom two benefits from a single fitted wardrobe.

These are supported by the shower room which presents with a walk in shower, low flush WC and pedestal wash hand basin.

Externally the plot surrounds the unit and it has been laid to briquette for ease of maintenance. The rear garden houses a timber shed which has power connected and there is currently a tumble dryer in the shed which is available to





incoming purchasers if required.

There is potential off road parking for one vehicle to the front of the property.

Other features include Georgian style double glazing and air con unit in the lounge.

Being offered chain free early viewing is recommended

### **ACCOMMODATION IN BRIEF COMPRISES:**

#### **L SHAPED LOUNGE/DINER**

16' 1" x 15' 4" (4.9m x 4.67m)

#### **KITCHEN**

9' 0" x 7' 4" (2.74m x 2.24m)

#### **BEDROOM ONE**

9' 2" x 7' 1" (2.79m x 2.16m)

#### **BEDROOM TWO**

7' 5" x 5' 3" (2.26m x 1.6m)

#### **SHOWER ROOM**

5' 2" x 4' 5" (1.57m x 1.35m)

#### **EXTERIOR**

Plot surrounds the unit . Timber shed with power and light connected. There is pedestrian right of way to the front of the property to neighbours home.

#### **OFF ROAD PARKING**

We are advised that the previous owner used to park one vehicle on the front drive

## Ground Floor



### CHARGES AND TENURE

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

Council Tax Epping Forest District Council Band A

Ground Rent £332.11 Per month - Includes water/sewage

### UTILITIES

Electricity - Supplied and billed by the site office

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas

Broadband - Available

Mobile Signal and coverage - varies between providers .

### POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

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.

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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