



- RETIREMENT SITE
- PET FRIENDLY
- CASH PURCHASE ONLY
- CHAIN FREE

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

40' x 12' Park home constructed in 2007 being offered for sale chain free to residents aged 50 or over. Two bedrooms with fitted wardrobes. Fully tiled kitchen with space for table and chairs. Full bathroom suite. Good size lounge. On plot parking and secure rear garden. Chain Free. CASH PURCHASE ONLY

PRICE: £99,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Woodbine Park is an established fully residential retirement park for residents aged 50 or over. It is ideally located on the edge of Epping Forest with bus stops immediately outside the park offering a regular service into neighbouring towns. Junction 26 of the M25 is within a few minutes' drive and this offers access to the M11/A10 intersections.

The property itself was constructed in 2007 and is currently being offered with no ongoing chain. There is a fully tiled kitchen with appliances to remain and space for a breakfast table and chairs. The lounge is a good size and offers a dual aspect.

There are two bedrooms with master bedroom offering a full range of fitted wardrobes along one wall and bedroom two being a single room, ideal for overnight guests. These are supported by the bathroom which presents with a white suite comprising bath, pedestal wash hand basin and low flush WC.

Externally the plot is a good size and extends to all four sides with the rear garden being fully enclosed and the front garden offering on plot parking.

Other features include full double glazing and LPG gas central heating.

The property would benefit from cosmetic improvement and this has been reflected in the competitive asking price.

CASH PURCHASE ONLY FOR RESIDENTS AGED 50 OR OVER





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

LOUNGE

12' 0" x 11' 1" (3.66m x 3.38m)

KITCHEN/BREAKFAST ROOM

12' 0" x 10' 9" (3.66m x 3.28m) 10'9 reduces to 6'4 to accommodate built in larder/storage cupboards

BEDROOM ONE

10' 8" x 9' 8" (3.25m x 2.95 m) Measurement up to the fitted wardrobes

BEDROOM TWO

8' 6" x 4' 9" (2.59m x 1.45 m)

BATHROOM

6' 6" x 5' 4" (1.98m x 1.63 m)

EXTERIOR

REAR GARDEN

Fully enclosed rear garden which is professionally laid to block paving

ON PLOT PARKING

To side of property

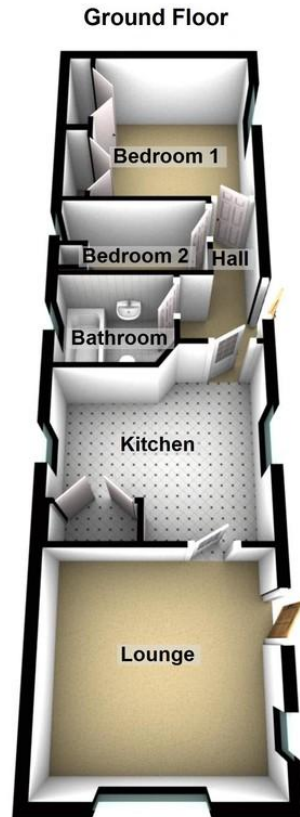
CHARGES

As advised by the seller but subject to formal clarification)

Ground Rent £277.47 (plus water charge of £40.29 pcm) - annually reviewed January

Council Tax Epping Forest District Council Band A





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.

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

www.rainbowestateagents.co.uk

01992 711222

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 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