



- POPULAR RETIRMENT SITE
- STUNNING 40' X 22' HOME
- FITTED KITCHEN AND SEPARATE UTILITY
- MODERN OPEN PLAN LIVING AREA

**Abridge Park , London Road, Abridge, Romford, RM4 1XT**

STUNNING 40' x 22' Wentworth style mobile home on the popular park at Abridge. Finished to a high specification throughout the unit offers modern open plan living space, fitted kitchen with separate utility room. Two double bedrooms and two bathrooms. Easy parking for 2-3 cars. RETIREMENT SITE FOR OVER 50'S .

**PRICE: £324,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)**





## Property Description

Situated in the pretty village of Abridge in Essex we are delighted to offer this luxury park home for residents aged 50 or over.

Abridge park is approached via a long open driveway and is well located close to local shops with a Budgens mini-market directly outside the development and within reasonable distance of Theydon Bois for more daily shopping facilities and central line station into London. Additionally the M11 intersection is within easy reach and the popular retail park at Debden station is within a 10 minute drive offering comprehensive shopping facilities.

The property itself is a 40' x 22' Wentworth constructed approximately 18 month ago and is finished to the highest specification both internally and externally.

The accommodation offers traditional entrance hall giving access to the accommodation. The living area is a modern open plan style with floor to ceiling windows creating a bright and airy space with a contemporary style fireplace feature creating a main focal point. The kitchen is fully fitted with an attractive range of shaker style units and integrated appliances and is supported by the independent utility room with matching units.

Both the bedrooms are double rooms and the master bedroom boasts an en-suite shower room and spacious walk in wardrobe. The second bedroom offers a range







of fitted wardrobe cupboards and the main bathroom is a delight offering a stunning modern free standing bath.

Externally there is a good size plot with a formal terrace area providing space for table and chairs and the remainder is laid to astro-turf for ease of maintenance.

Parking is provided to the front of the unit and there is easy parking for up to three vehicles.



Abridge Park is a retirement park for persons aged 50 or over and stipulates a no dog policy. Park rules should always be considered prior to considering a purchase.

**CASH PURCHASE ONLY**

**ACCOMMODATION IN BRIEF COMPRISES:**

**L SHAPE HALLWAY**

**LOUNGE**

21' 2" x 9' 3" (6.45m x 2.82m)

**DINING AREA**

10' 7" x 6' 10" (3.23m x 2.08m)

**KITCHEN**

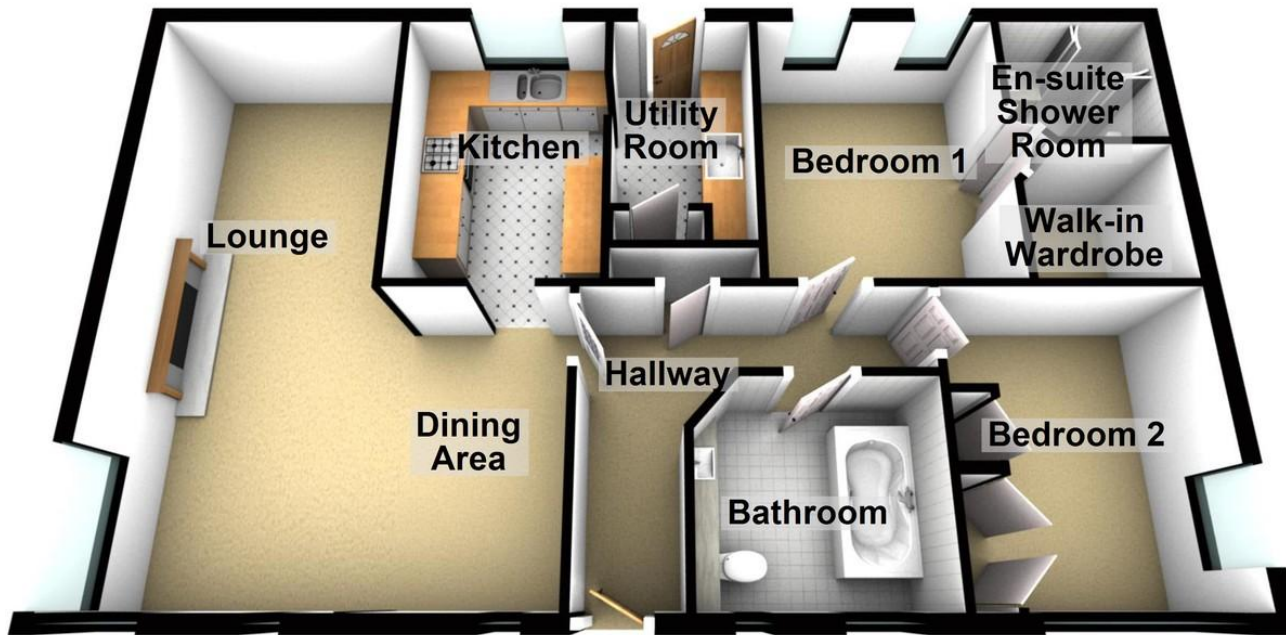
10' 4" x 7' 8" (3.15m x 2.34m)

**UTILITY ROOM**

8' 3" x 5' 3" (2.51m x 1.6m)



## Ground Floor



### BEDROOM ONE

10' 4" x 9' 1" (3.15m x 2.77m)

### EN SUITE SHOWER ROOM

5' 1" x 5' 8" (1.55m x 1.73m)

### WALK IN WARDROBE

5' 4" x 4' 4" (1.63m x 1.32m)

### BEDROOM TWO

10' 8" x 9' 3" (3.25m x 2.82m)

### BATHROOM

7' 4" x 8' 1" (2.24m x 2.46m)

### REAR GARDEN

### PARKING FOR TWO VEHICLES

### CHARGES :

Ground rent: £260.00 per calendar month

Council Tax: Band A within Epping Forest

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 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