



- 40' x 12' HOLIDAY HOME
- CASH PURCHASE ONLY
- ON PLOT PARKING
- PRETTY RIVERSIDE DEVELOPMENT

## Dobbs Weir , Essex Road, Hoddesdon, EN11 0AS

IMMACULATE Carabuild Park View Lodge measuring 40' X 12' Holiday home and constructed in 2017. Dobbs Weir park is a pretty riverside park which offers occupation 11 months of the year. Modern open plan living, two bedrooms and two bathrooms. Personal Deck .

**PRICE: £109,995** (Licence assigned by Lee Valley Regional Park Authority)



## Property Description

40' x 12' Carabuild Park View Lodge holiday home constructed in 2017 and presented to a high specification internally. The unit is set on a 'Gold plot' on the edge of the park enjoying a short flat walk to the on-site reception and convenience store.

The accommodation has a modern floorplan with open plan living area/kitchen area. The kitchen is fitted with an attractive range of high gloss wall and base units with inset washing machine and space for American style fridge freezer. There is an attractive breakfast bar which separates the lounge from the kitchen and additionally there is space for a dining table and chairs.

The lounge area is a large bright space with floor to ceiling picture windows to the front aspect and French doors giving access to the personal sun deck.

There are two bedrooms with the master bedroom boasting a walk in wardrobe and a full en-suite bathroom. The second room is a good size and can house two single beds and offers a fitted wardrobe cupboard. This is supported by the shower room which presents with a white suite with walk in shower, low flush WC and pedestal wash hand basin.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you





can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.

**ACCOMMODATION IN BRIEF COMPRISES:**

**OPEN PLAN LIVING AREA**

20' 5" x 12' 0" (6.22m x 3.66m) Lounge area 12' x 11'

Kitchen 12' x 9'3"

**INNER HALL**

6' 0" x 2' 8" (1.83m x 0.81m)



**BEDROOM ONE**

9' 3" x 8' 5" (2.82m x 2.57m) Up to fitted wardrobes

**WALK IN WARDROBE**

4' 9" x 3' 5" (1.45m x 1.04m)

**EN-SUITE BATHROOM**

5' 8" x 5' 6" (1.73m x 1.68m)

**BEDROOM TWO**

8' 3" x 5' 6" (2.51m x 1.68m)

**SHOWER ROOM**

7' 9" x 3' 5" (2.36m x 1.04m)



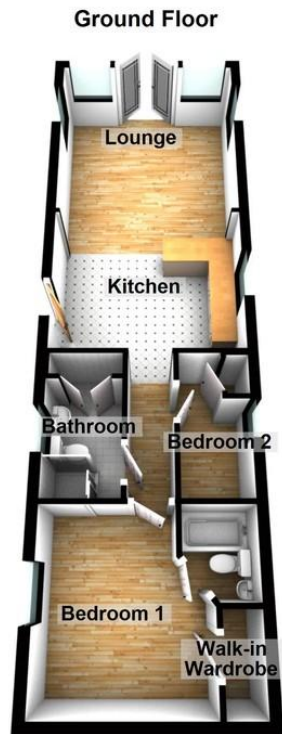
**PERSONAL SUN DECK**

**ON PLOT PARKING**

Shingle bay providing on plot parking for one car

**TENURE AND CHARGES**

TENURE; Ownership is under licence with Lee Valley Regional Park Authority



Ground rent £5130.00per annum - includes water supply and waste water and deck space within the Gold Plot position

Electric is supplied by the site but billed to each unit individually

Gas LPG Gas bottle supply

Council Tax exempt

#### **UTILITIES**

Electricity - Via standpoint and billed individually to each unit on personal usage

Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

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 - Family park

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