



- 36' x 20' PARK HOME
- SMALL RETIREMENT PARK
- TWO BEDROOMS
- LOUNGE/DINER

Ludgate House, Hornbeam Lane, London, E4 7QT

Small discreet retirement park close to Chingford High Road and its associated facilities including restaurants and transport links. 36' x 20' Park home constructed in 1983 with good outside personal space. Two double bedrooms with fitted wardrobes. Fitted kitchen.

PRICE: £170,000 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Small discreet retirement park close to Chingford High Road and its associated facilities including restaurants and transport links. 36' x 20' Park home constructed in 1983 with good outside personal space. Two double bedrooms with fitted wardrobes. Fitted kitchen.

36' x 20' Park home well established site adjacent to Ludgate Park Nature Reserve and forming part of a mature park of only 20 properties.

Ludgate Park is a discreet park in a picturesque location yet ideally located for easy access to Chingford High Street and its array of conveniences including bus station and Chingford BR Station. Additionally there are local golf courses and Chingford Plains offers acres of protected parkland for outdoor pursuits. The unit itself backs directly on to woodland/forest land and you can walk to High Beech in the heart of Epping Forest and the renowned Owl Pub in less than 15 minutes along bridleways.

The accommodation is well planned and shows to a good standard throughout the whole unit. There is the fitted kitchen with a range of wall and base units which leads onto a good size open-plan lounge/diner which is presented in two distinct areas. The dining area does offer French doors onto a personal raised sun deck to the front aspect.

The inner hall give access to the bathroom which is fully tiled with a white suite offering a 'P' shaped bath with overhead shower. The two bedrooms are both double rooms with an extensive range of fitted wardrobes to both rooms.

A real feature of the property is the external space with a part paved patio and lawn area to the side and personal





raised sun deck to the front aspect. To the rear there is a spacious shed/workshop.

Properties on Ludgate Park rarely become available and are highly sought after so early viewing is highly recommended. It is important to note that Ludgate Park operates an age restriction policy and residents must be aged 50 or over to live on site, additionally the park does not accept dogs or cats.

LOUNGE/DINER

16' 8" x 13' 3" (5.08m x 4.04m)

KITCHEN

11' 2" x 8' 1" (3.4m x 2.46m)

INNER HALL

13' 10" x 2' 8" (4.22m x 0.81m)

BEDROOM ONE

10' 6" x 8' 2" (3.2m x 2.49m)

BEDROOM TWO

11' 2" x 8' 2 Max" (3.4m x 2.49m)

BATHROOM

5' 5" x 6' 5" (1.65m x 1.96m)

GARDEN



ALLOCATED PARKING SPACE

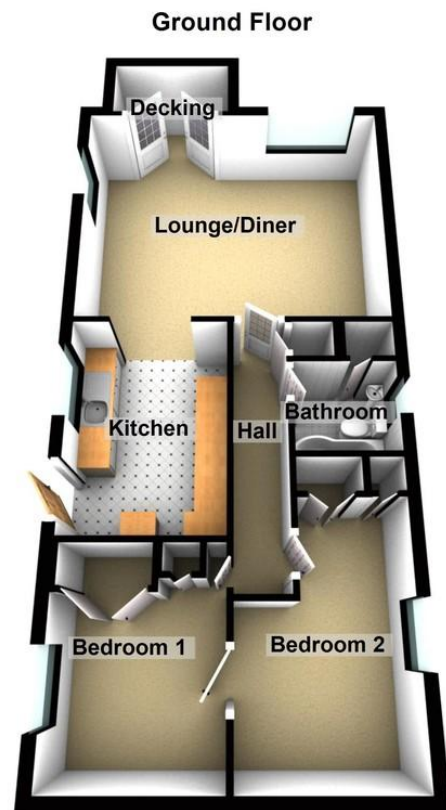
CHARGES

Council Tax Epping Forest District Council Band A
Tenure Agreement Regulated By The Mobile Homes Act
Ground Rent £262.99 Includes Water and Sewage

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus
Water - Mains - Included in the ground rent
Sewage - Mains - Included in the ground rent
Heating - Electric





Broadband - Sky

Mobile Signal Vodafone Three EE O2

POINTS TO NOTE

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.

No Pet Policy

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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 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