



70 GROVELANDS PARK, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5LE
£140,000

SITUATED ON THE PET AND FAMILY FRIENDLY GROVELANDS PARK DEVELOPMENT, THIS IMMACULATELY PRESENTED 2 BEDROOM PARK WAS CONSTRUCTED IN 2009 AND WAS ADDED TO THE SITE BY THE CURRENT OWNER.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

Situated on the pet and family friendly Grovelands Park development, this immaculately presented 2 bedroom park was constructed in 2009 and was added to the site by the current owner.

Upon entering the property, you make your way into the open plan kitchen living room where the kitchen provides plenty of cupboard and work top space as well as space for free standing appliances. The living space has multiple windows including a lovely bay window overlooking open green areas, which gives the property a light and airy feel. There are also two bedrooms with built in wardrobes/cupboards and a shower room, which complete the accommodation.

The home sits on a wonderful plot overlooking the green with enough parking for one car and has a good sized garden space with a lawned area, shed and seating area.

Please note there is a charge of approximately £182 mth for ground rent which includes water bills.

AT A GLANCE

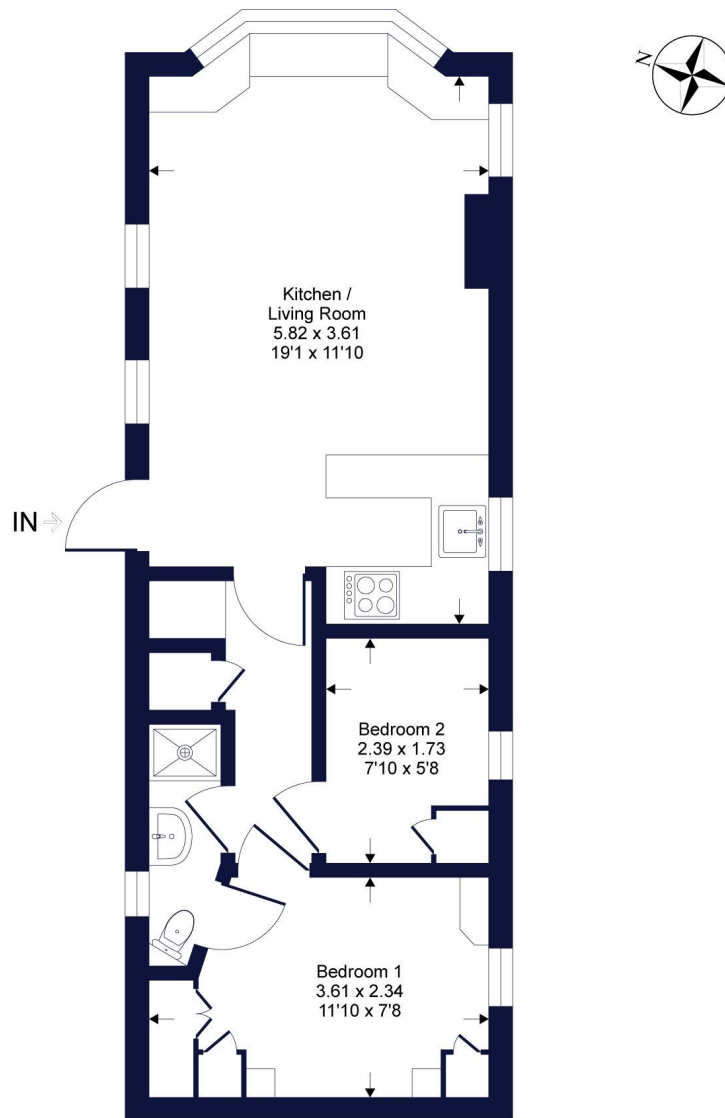
- CASH BUYERS ONLY
- Overlooking green space
- Family Friendly Park
- Pets Allowed
- Close to Amenities and Train Station
- Mains Gas, electric, water and sewage
- Gas central heating
- Mobile Coverage for EE, Vodafone & O2
- Ultrafast Broadband 1000 Mbps
- No Onward Chain



Grovelands Park

Winkworth

Approximate Gross Internal Area = 40 sq m / 431 sq ft



Ground Floor = 40 sqm / 431 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £15 (plus VAT) per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.