



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.

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## 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 over looking 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

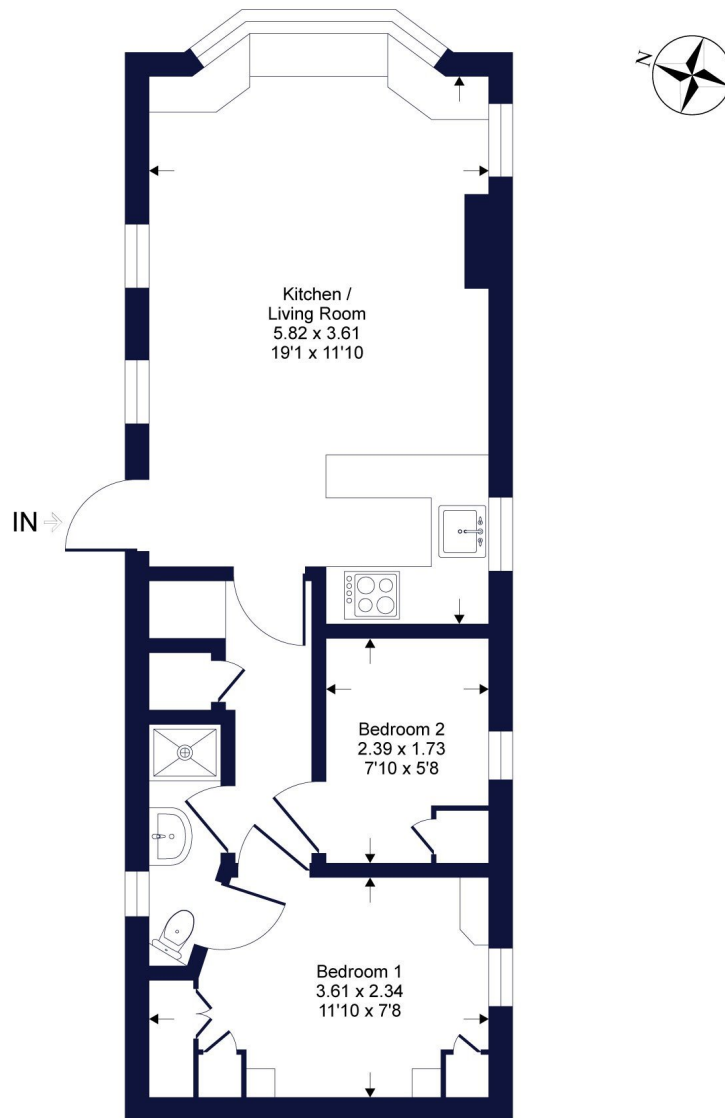




## Grovelands Park

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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.

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