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HORLER
Incorp. Stephen Uren



8 Park Lane, Cranbourne Hall, Winkfield, Berkshire, SL4 4UG
£100,000

This one/ two bed mobile home, approx. 40 x 16ft . Comprising a open plan lounge/ kitchen, 1/2 beds, shower room, UPVC double glazed windows and is offered to the market with no onward chain.



Entrance Hallway

As you enter through a UPVC door into the entrance hallway you have a: cupboard housing a Pro Boiler and a large arched side aspect window

Bedroom One

9'9" x 7'8" (2.97m x 2.34m)

With a window overlooking the rear of the property, a single radiator, ample power sockets and wood laminate flooring

Bedroom Two

6'7" x 5'9" (2.01m x 1.75m)

This room has a side aspect window, power sockets and wood laminate flooring

Kitchen / Lounge

15'6" x 9'8" (4.72m x 2.95m)

This is a large, well lit open plan kitchen/living room benefits from being triple aspect. With double glazed windows overlooking the sides and a large glass French doors over the front aspect. It is fitted with a range of eye and base level units with a complementary roll edge work top, inset stainless steel sink with single drainer and mixer taps, an integral electric cooker, four ring electric hob, wood laminate flooring, being partly tiled in the kitchen, double radiator and ample power sockets.

Shower Room

5'4" x 6'7" (1.63m x 2.01m)

The shower room is fitted with a wall mounted electric shower with mixer taps, a pedestal wash hand basin with individual tap, a tiled splash back, low level W.C., UPVC double glazed window overlooking the side of the property, a single radiator and a wood effect vinyl flooring

Outside

With surrounding gardens being mainly laid to lawn. At the front of the property there is a paved area for parking for up to 2 cars.

Ground Rent

Approximately £130 a month including electric and water, dependant on usage.

Directions

From the main Windsor roundabout, take the Imperial Road turning and continue to the end of the road to the traffic lights, where you turn right onto St Leonards Road. Go straight over the mini roundabout towards to Legoland, and go straight over the 1st roundabout you come to. Then you will come to a 2nd mini roundabout and take the 2nd exit towards Winkfield. The continue straight and turn right into the Squirrels Pub car park area, then Cranbourne Hall mobile home park.

