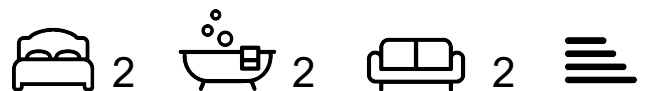




## Barkham Ride

Wokingham, RG40 4AA

Offers In Excess Of £340,000



- Omar Heritage park home
- For over 45s
- Integrated kitchen
- Quiet sough after location
- Gas central heating and double glazed

- Only one and half years old
- £306 per month pitch fee
- Manufacturers guarantees
- Cul de sac position
- Be spoke design

# Barkham Ride

Wokingham, RG40 4AA

Offers In Excess Of £340,000



Hunters Estate Agents are pleased to present for sale this fabulous superior quality nearly new Bespoke Omar Heritage 50ft x 20 ft park home. Situated a couple of miles to the south of Wokingham. The location offers easy access to the town centre.

Wokingham is regularly voted one of the nicest towns in the UK to live and benefits from a great array of shops bars and restaurants including Waitrose, Tesco and Lidl. The town centre has recently undergone a full rejuvenation which now includes a new leisure centre with swimming pool and an Everyman cinema.

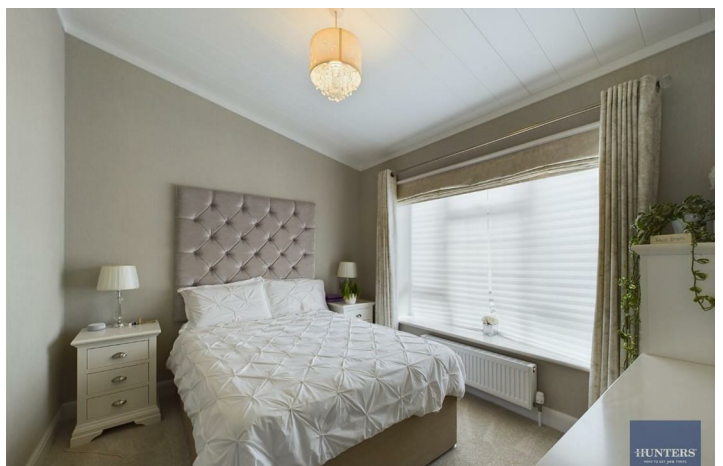
The accommodation comprises hall, living room, kitchen dining room with integrated appliances, study, master bedroom with dressing room and en suite, bedroom two and family bathroom. To the outside is driveway parking and a private rear garden.

Buyers of this park home will have the benefit of the remaining 8.5 years approximately on the guarantee with the Omar park homes warranty.

Other benefits living on this development that it is built to the BS3632 specification standard and only available to the over 45s. There is cctv and a pitch fee of £306/mth to maintain the communal areas and to cover the cost of communal lighting. Site rules will apply.



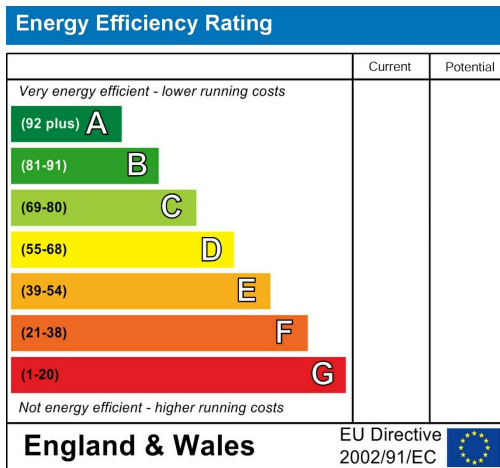
# Floorplan







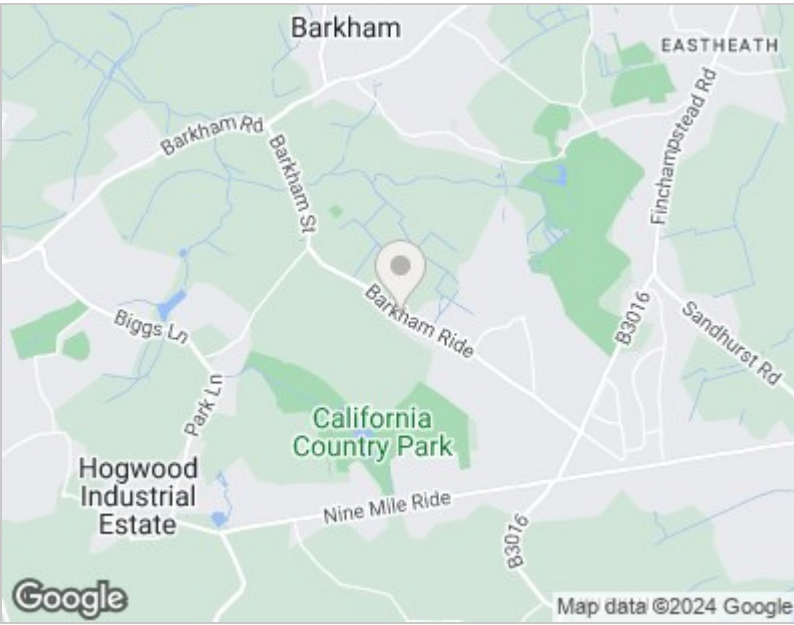
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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