

California Country Park

Homes Nine Mile Ride

DESCRIPTION

Hunters Estate Agents present to the market this very well maintained 2 bedroom large park home situated in a fabulous location next to California Country park which offers tranquil walks through woodland and a lakeside setting. Situated in Finchampstead but giving easy access to Wokingham, Crowthorne and Reading further afield. The park is well maintained and suitable for the over 45s. The weekly ground rent is approx £69 / week including water and sewage. Accommodation comprises Hall, kitchen, dining room, living room, two bedrooms, and en suite shower rooms to both bedrooms. Other benefits include a utility room, large walk in wardrobe and a garage with plenty of driveway parking. viewing highly recommended.





Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Approximate total area¹⁾
895.54 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.
 43c Peach Street, Wokingham, RG40 1XJ
 Tel: 0118 979 5618 Email: wokingham@hunters.com <https://www.hunters.com>



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

