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# 7 Orchard Park

# Cholsey

# £79,995

# Freehold

A well-maintained 1-bedroom park home is available in the private and sought-after Orchard Park, Cholsey, exclusively for those over 45. Located at #7 Orchard Park, The Forty, this home offers a peaceful and private setting.

This 30'x15' park home, built before 2014, consists of five rooms: a kitchen, lounge, hall, bathroom, and bedroom. The home is fully furnished, including a sofa, double bed, refrigerator, and washing machine. The kitchen features an electric oven, four LPG stovetop burners, and linoleum flooring. The property is carpeted throughout and has curtains, blinds, and window shades. A new shower door has recently been fitted, and the exterior was painted within the last five years.

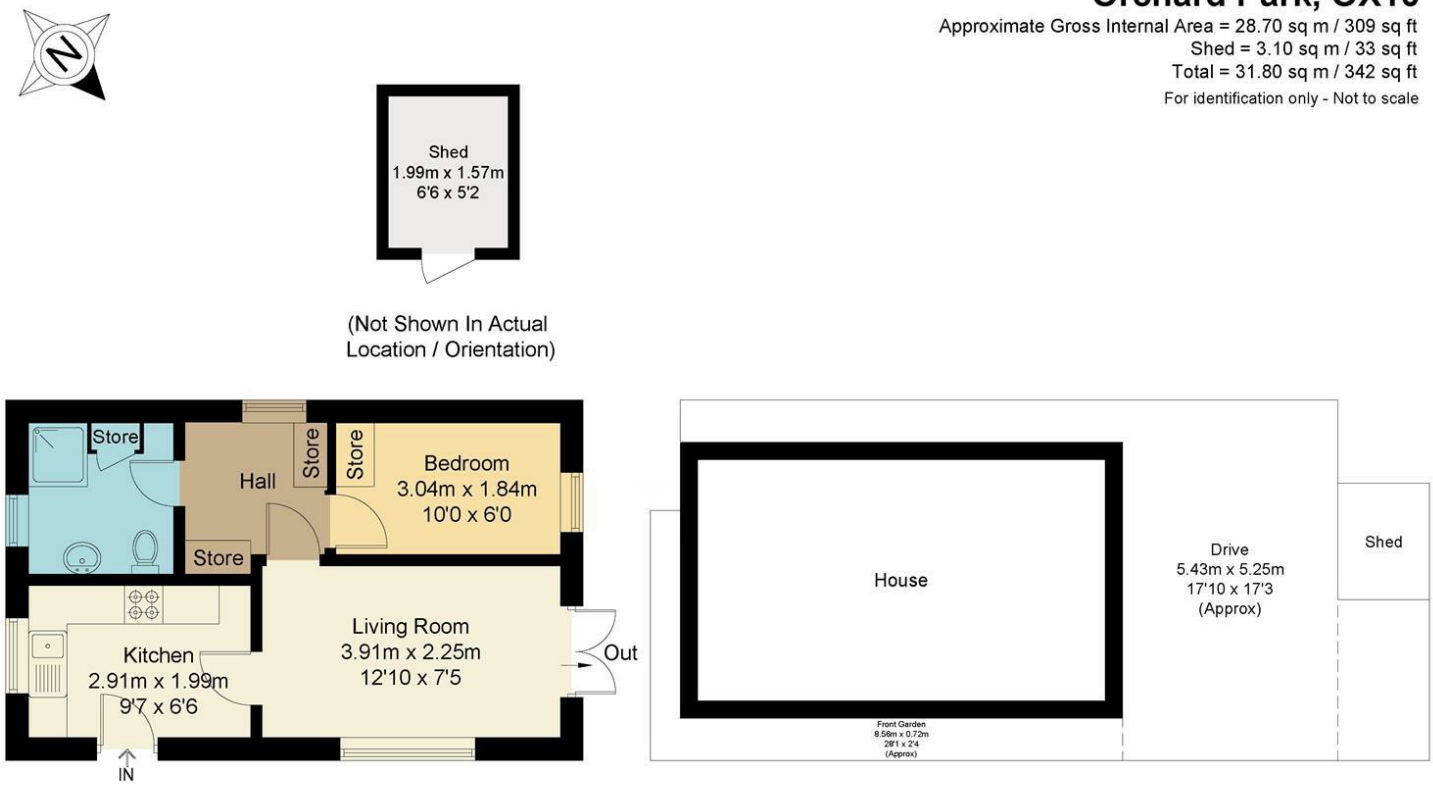
Heating is provided by a 4x48kg LPG gas central heating system with radiators in each room. Outside, there is a sturdy storage shed with a metal door, concrete walls, and a slanted roof. Off-road parking is available for one vehicle.

The monthly pitch fee is £267.80 (subject to renewals yearly). Electricity is billed quarterly at £0.32/kWh with no standing charge (subject to supplier).

This home offers an excellent opportunity for affordable, low-maintenance living in a quiet and friendly community. Contact us today for more information or to arrange a viewing.

# Orchard Park, OX10

Approximate Gross Internal Area = 28.70 sq m / 309 sq ft
Shed = 3.10 sq m / 33 sq ft
Total = 31.80 sq m / 342 sq ft
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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