The Estate Agent People Recommend

WentWorth Estate Agents

# 56 California Country Park Nine Mile Ride, Wokingham RG40 4HT

**£189,950**

Wentworth Estate Agents are delighted to offer this TWO BEDROOM DETACHED PARK HOME in the popular location of California Country Park. The property enjoys a spacious lounge with separate dining area, kitchen and bathroom along with gas central heating to radiators. There is parking plus paved gardens to the rear and side.

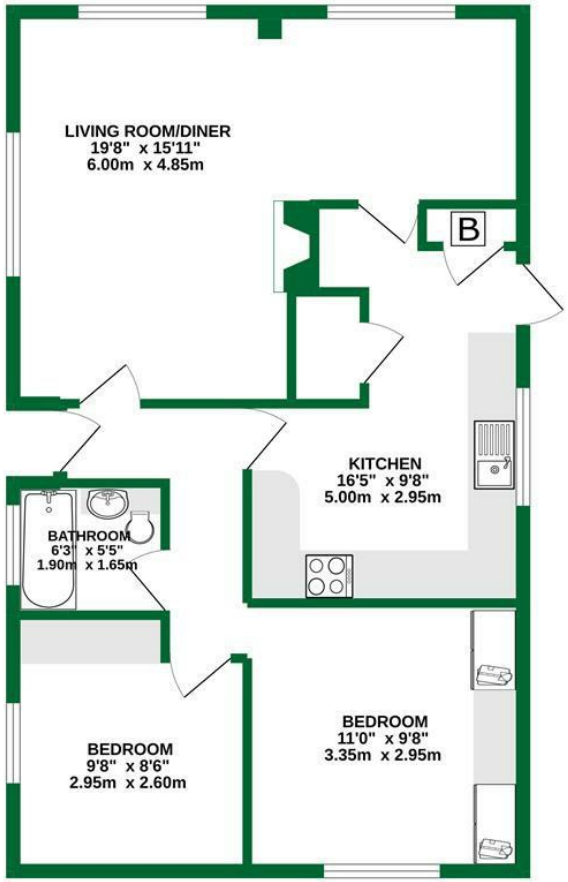
Located off the Nine Mile Ride there are some delightful walks to be enjoyed in the adjacent Park.

Access to the properties is via a coded barrier system for security.

Pitch fees including maintenance £59.82pw.

No dogs and owners/occupants must be over 45 years of age.

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.




TOTAL FLOOR AREA : 694sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## ACCOMMODATION

- TWO BED PARK HOME
- PARKING
- SECURE BARRIER ENTRY SYSTEM
- OVER 45's
- NO DOGS
- LOVELY WALKS CLOSE BY

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.