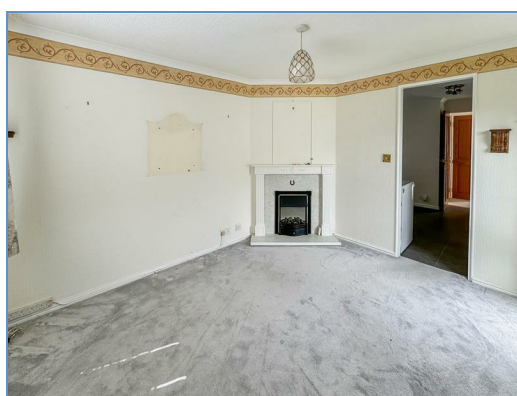




13 Ferndale Park, Fifield Road, Bray, Maidenhead, Berkshire, SL6 2DZ
£129,950

An opportunity to purchase a rarely available 42 x 10ft, single unit park home set within Ferndale Park, a semi-rural location within Bray. The property offers two bedrooms, living room, kitchen/ dining room, bathroom, private surrounding garden and ample communal residents parking. Unfortunately the park does not allow for children, pets and is semi retirement park. ****Appointment strictly via the agents only****



Entrance

Through a UPVC double glazed front door leading into the hall comprising of radiator, Storage cupboard, telephone and power points with doors leading to:

Kitchen/ Dining room

A white fitted kitchen with a range of eye and base level units, complimentary work surface, inset sink with drainer, freestanding cooker with a four ring gas hob, space for a washing machine and fridge/freezer, radiator, storage cupboard housing the new work Worcester Combi boiler., space for dining table and windows over both side aspects.

Living room

A double aspect room with windows over the side and front gardens, electric fire with surround, radiator, double glazed UPVC door, TV, telephone and power points.

Bedroom one

Rear aspect window, triple fitted wardrobe and dressing table, radiator and power points.

Bedroom two

A single bedroom with rear aspect double glazed window, triple fitted wardrobe and dressing table, radiator and power points.

Bathroom

Fitted with a three piece suite comprising a low level W.C, pedestal hand wash basin, panel enclosed bath, side aspect frosted window, tiled walls and vinyl flooring.

Surrounding garden

A well maintained garden with a range of flowerbeds, bushes and established shrubs. The garden also benefits from two paved seating areas, one with an awning and a brick built shed with electric and lighting.

General Information

Monthly site fee: £167.67 PCM

Council Tax Band: A

No pets allowed.

No vans allowed on site

Water charge: Oct -Jan 21/22 £48.57 to Greenfords

South East Water £46.17 6 monthly from 1st Oct 21.

Over 50's only (children and grandchildren are permitted to visit but not reside on the park)

Boiler still under warranty as of 25/07/22

Chassis survey carried out 2018.

Repainted externally 2021/20222 winter.

Legal Note

****Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.****

