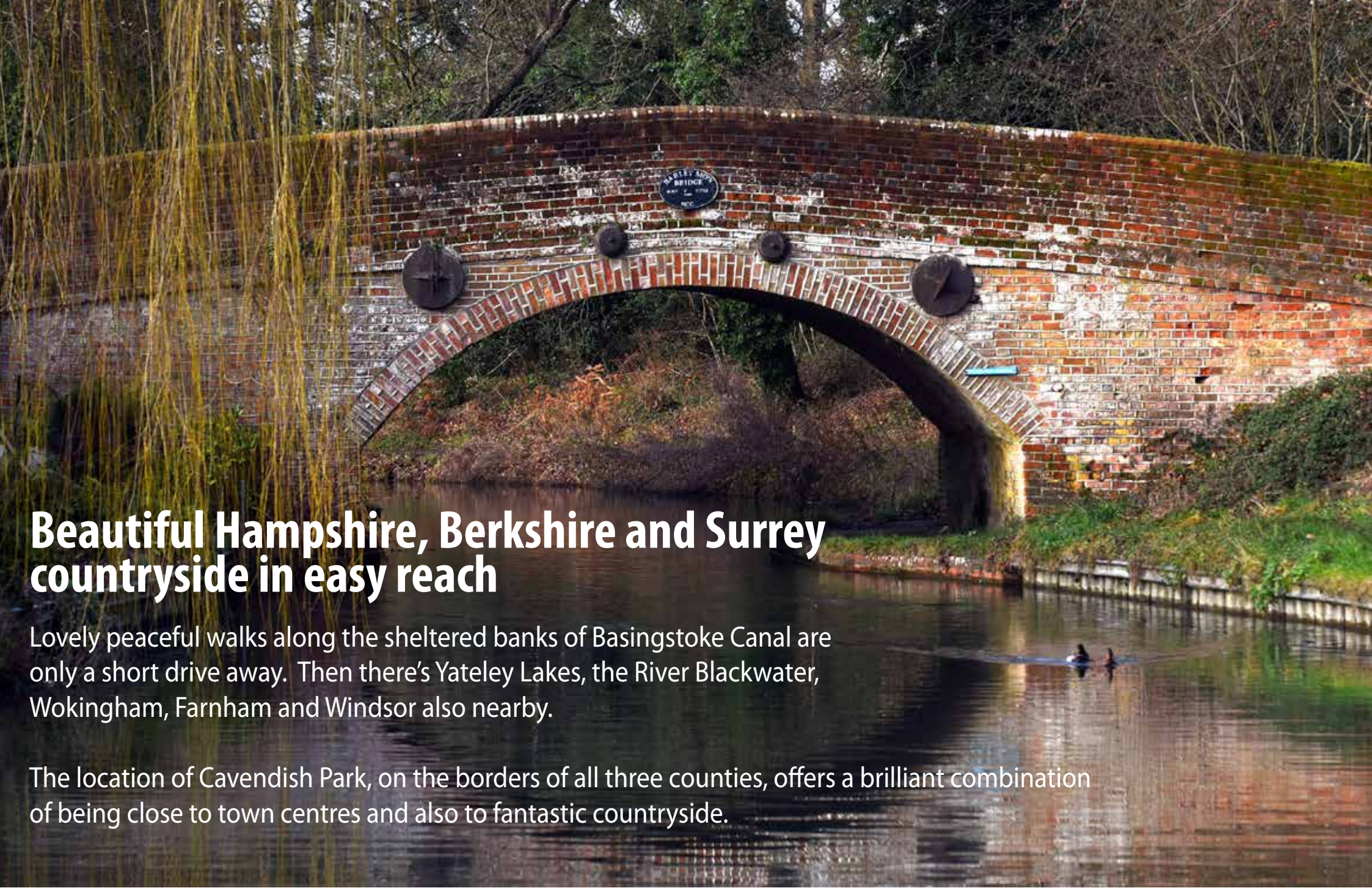




  
**Cavendish  
Park**

 **GREENFORD  
PARK HOMES®**



## Beautiful Hampshire, Berkshire and Surrey countryside in easy reach

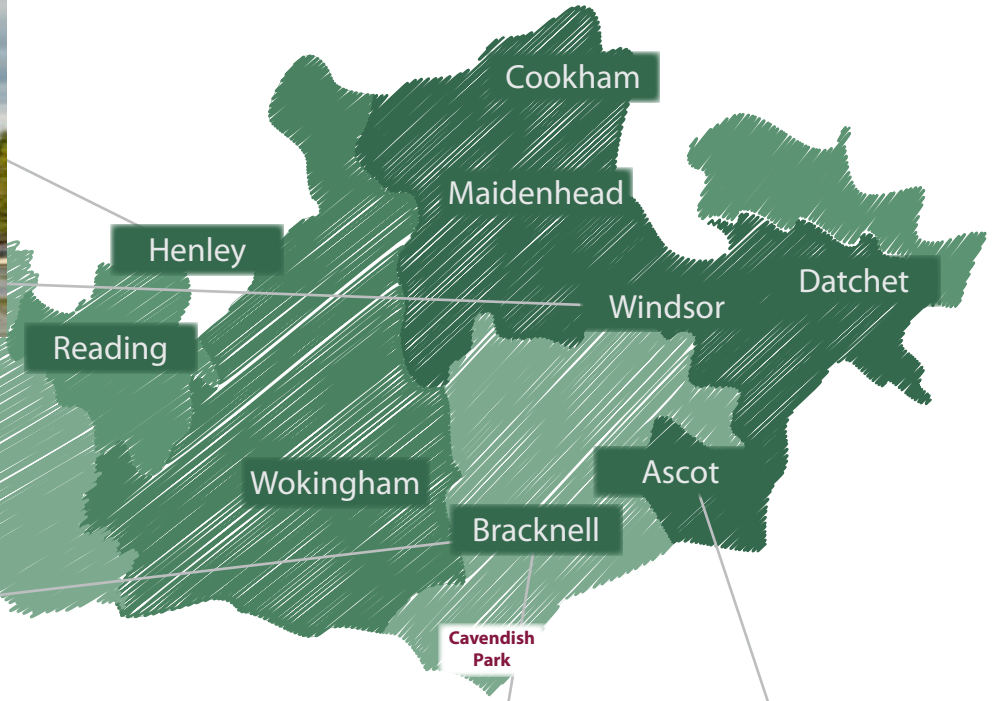
Lovely peaceful walks along the sheltered banks of Basingstoke Canal are only a short drive away. Then there's Yateley Lakes, the River Blackwater, Wokingham, Farnham and Windsor also nearby.

The location of Cavendish Park, on the borders of all three counties, offers a brilliant combination of being close to town centres and also to fantastic countryside.

[contact us to arrange a viewing 01 18 932 8328 or sales@greenfords.co.uk](mailto:sales@greenfords.co.uk)  
or find out more at [www.greenfordparkhomes.co.uk](http://www.greenfordparkhomes.co.uk)



West Berkshire, running into the Wessex Downs



## A quiet and convenient location. London within easy reach...

With Camberley and The Meadows very nearby, Cavendish is great for local jobs and local shopping. There's plenty of choice of restaurants and the cinema in Camberley town centre. If you feel like venturing a little further, then South Hill Park Arts Centre near Bracknell offers a fantastic programme of events and Ascot is close by for a day at the races.

On top of all this, there's easy access into London via the M3 and out to the South Downs and South Coast via the A3, so that you can make the most of the best of the beautiful countryside and the bustling capital.



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# 17 Cavendish Park

Yorktown Road  
Sandhurst  
Berkshire  
GU47 0PT

Omar  
Newmarket  
30' x 10' (9.15m x 3.05m)

## £104,950

 **GREENFORD  
PARK HOMES**



# Open-plan lounge and kitchen



This brand new home has a fresh feel with a modern brand new open-plan lounge/kitchen with a vaulted ceiling and spotlights fitted throughout.

We have installed an extra TV point in the lounge, so that you can arrange the room however you like.

The kitchen has an integrated oven and gas hob, an integrated washer/dryer and integrated under-counter fridge. There's also space for a really good size freezer in the individual store provided at the rear of the plot.

# Double bedroom with fitted wardrobes and plenty of storage

The bedroom comes with an end-lifting ottoman double bed, providing lots of additional storage. There is a large fitted triple wardrobe with full-length mirrored sliding doors and there are useful bedside drawer units.

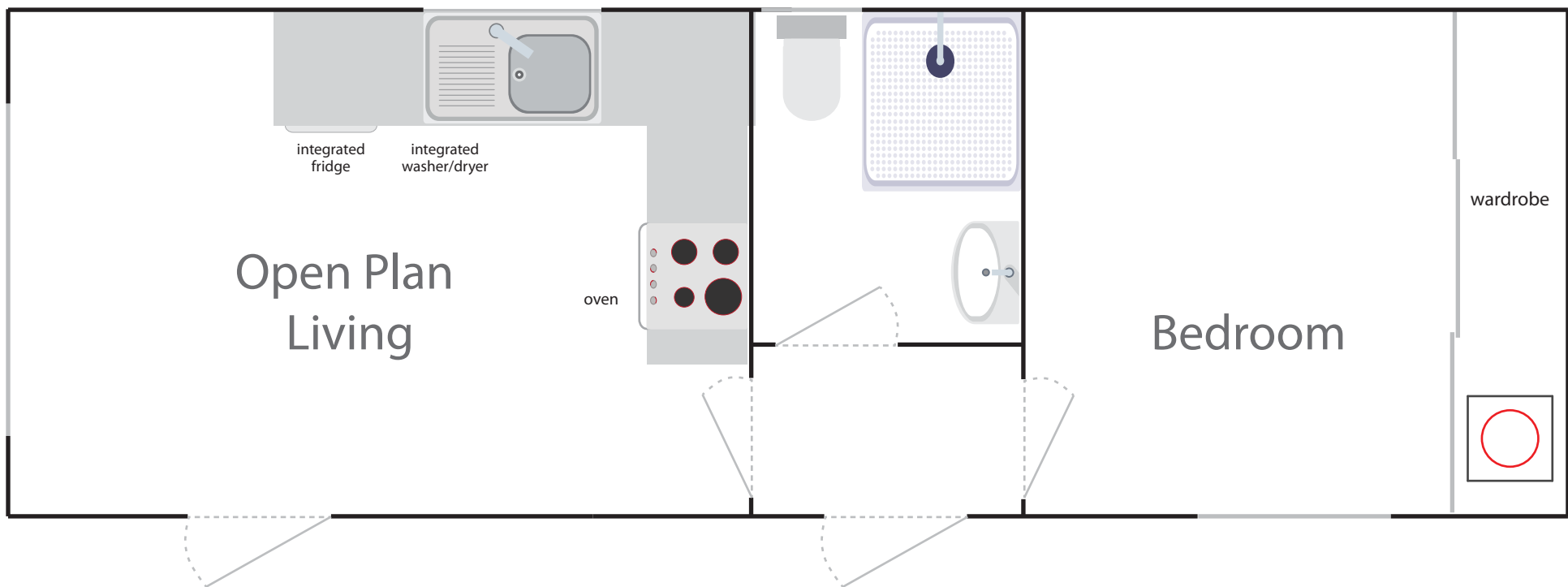
This home is designed to make the most of the space with fresh, modern interiors



## Bathroom

Classic white suite, including walk-in shower. The built in vanity unit under the sink allows for practical storage space.

Useful extras: heated towel rail and shaver point.



# Dimensions

External dimensions	9.15m x 3.05m	Bedroom	2.83m x 2.76m
Open Plan Living	4.18m x 2.76m	Bathroom	1.70m x 1.72m

*Dimensions are measured to the widest point. Please note that floor plan and dimensions given, while being accurate to the best of our ability, are intended as a guide, only.*

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# Exterior Features

The exterior of this plot has been redeveloped in readiness for this brand new home.

The good size garden store comes with a twin power-point and light - perfect for a nice big freezer if you like to plan ahead and still room for a Flymo and other garden bits and pieces.

Steps and handrails to both doors, with fitted sensor lantern and doorbell to the main entrance.

Outside tap for easy watering of the garden.

This plot is conveniently close to the parking area.

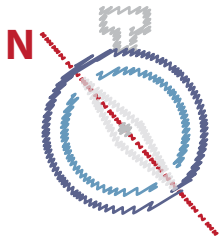
Charcoal grey roofing gives this brand new home a smart finish.



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# Cavendish Park



## Key ongoing costs

Pitch fee:  
£219.30 per calendar month  
This fee is reviewed annually

Council tax:  
Bracknell Forest Borough Council, band A  
A monthly charge of £108.38  
(£1,300.55 annually)\*  
Single occupants can apply for a 25% discount

*\*Costs accurate at time of publication - Oct 2023*

## Tenure

Park Home owners enjoy indefinite security of tenure provided by a regulated agreement, under law



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## Our Company

Established in 1945, Greenfords has an enviable record for developing to the industry's highest standards, focusing on high quality park development in the Home Counties. We are proud and long-standing members of the industry's trade association - the British Holiday and Home Parks Association (BH&HPA).

We shall be very pleased to hear from you if you have any specific queries relating to this home or to Cavendish Park so please do not hesitate to contact us if we can be of further assistance.

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