

Head Office:
 Dixon Kelley Estate Agents
 1 Penn Court
 Station Road, West Moors
 Dorset. BH22 0JJ

DORSET PARK HOMES

DRAFT

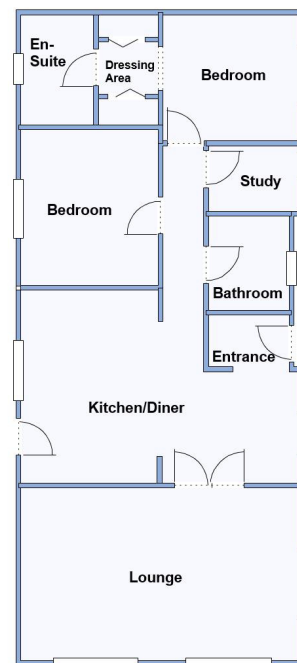
www.dorsetparkhomes.com

Telephone: 01202 877511

69 The Avenue, Oaktree Park, St Leonards, Ringwood. BH24 2RJ



New Luxury 'Omar Image' Park Home—Fully Furnished



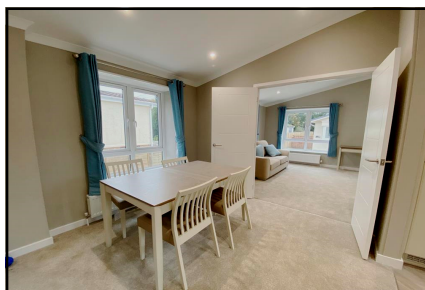
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 45' x 20'

Accommodation & approximate room dimensions:

- **Kitchen/Diner:** approx 18'9" x 13'2" max. Superb kitchen/diner having an excellent range of base & wall cupboards. Built-in oven, hob & cooker hood. Integrated fridge/freezer, dishwasher & washing machine. Cupboard housing combination gas boiler. Vaulted ceiling. Door to garden.
- **Lounge:** approx 18'9" x 11'8". Feature fireplace
- **Inner Hall**
- **Study:** approx 6'3" x 4'5". Fitted desk unit.
- **Bedroom 1:** approx 9'3" x 8'6" PLUS:
- **Dressing Area** with fitted wardrobes
- **En-Suite Shower Room**
- **Bedroom 2:** approx 10'6" x 9'1". Fitted wardrobe
- **Bathroom:** Luxury suite comprising panelled bath. Vanity wash basin & WC. Chrome towel rail.
- **Central Heating, Double-Glazing & LED Lighting**
- **Parking on Plot + Garden & Gated rear access.**
- **Age Restriction 50+ Pets Considered**
- **Residents Members Club on Park**
- **Popular Park** between Ringwood & Ferndown and adjacent to protected forestry land. Useful convenience store in neighbouring holiday park.

'Popular 'Pet Friendly' Park



Pitch Fee: approx £238.65 per month
Subject to Annual Review
Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

Price: £279,950

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04907

The recommended specialist in Park Home sales
 Partner: Simon Dixon

