

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

DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

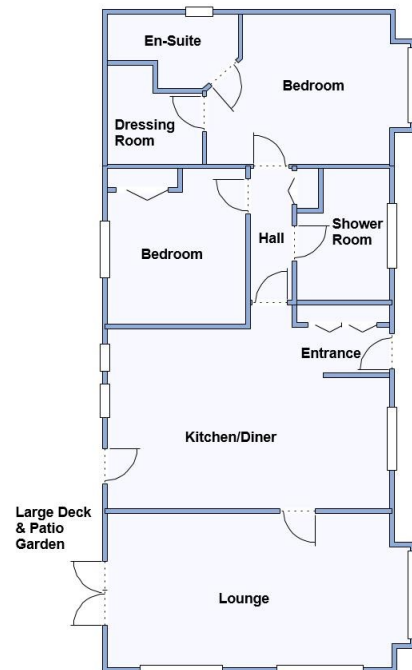
Telephone: 01202 877511

5 Birch Walk, Lone Pine Park, Lone Pine Drive, Ferndown. BH22 8NE



Stately Abdon 'The Kensington' Park Home 48' x 22' manufactured 2020 with stylish interior design. Approx 1056 sq ft

Exceptionally Spacious Park Home with Large GARAGE



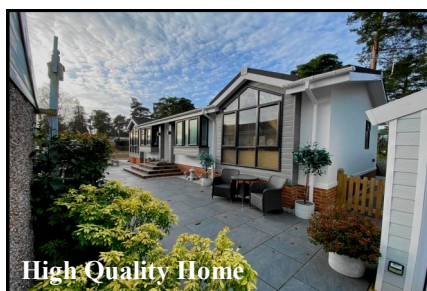
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 48' x 22'

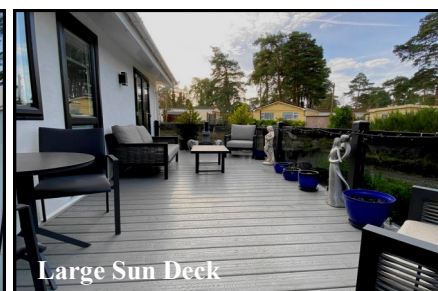
Accommodation & approximate room dimensions:

- **Entrance Hall:** Double cloaks cupboard
- **Kitchen/Diner:** approx 19'4" x 11'2" max. A superb room with additional sky light windows flooding the space with natural light. Range of floor and wall cupboards. Built-in double oven, hob, plate warmer & hood over. Integrated washing machine, tumble dryer, wine chiller & fridge/freezer. Door to garden.
- **Lounge:** approx 21'4" x 11'. Feature fireplace. Double doors to large Deck & patio garden.
- **Inner Hall:** Linen Cupboard. Hatch to loft space.
- **Bedroom 1:** approx 13'5" x 10'8". **DRESSING ROOM** with sky light window.
- **Luxury En-Suite Shower Room**
- **Bedroom 2:** approx 11'1" x 9'9". Fitted wardrobes.
- **Luxury Shower Room**
- **Gas Central Heating & PVCu Double-Glazing**
- **Quality Fixtures & Fittings Throughout**
- **Vaulted Ceilings with LED lighting**
- **Large Sun Deck & Delightful Patio Garden**
- **Driveway & Extra Large GARAGE**
- **Age Restriction 55+ Pets Considered**

Wonderful Outside Space



High Quality Home



Large Sun Deck



Delightful Patio Garden



Driveway & Extra Large Garage

Pitch Fee: approx £255.41 per month

Subject to Annual Review

Council Tax Band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

Price: £390,000

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

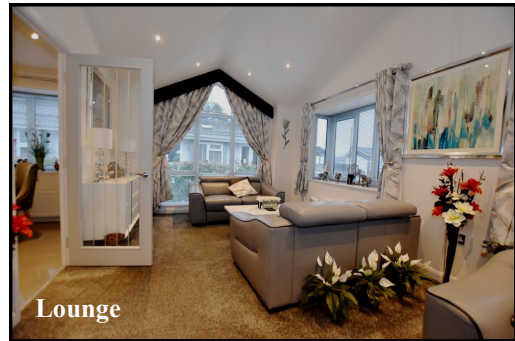
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04706

The recommended specialist in Park Home sales
 Partner: Simon Dixon





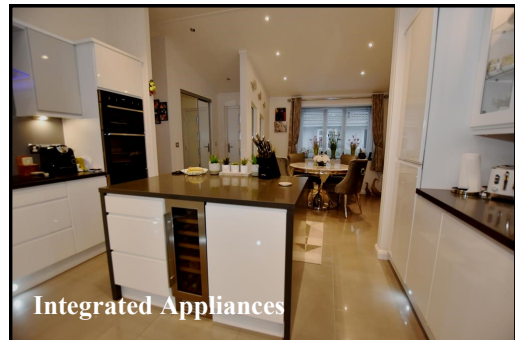
Large Lounge



Lounge



Superb Kitchen/Diner



Integrated Appliances



Dining Area



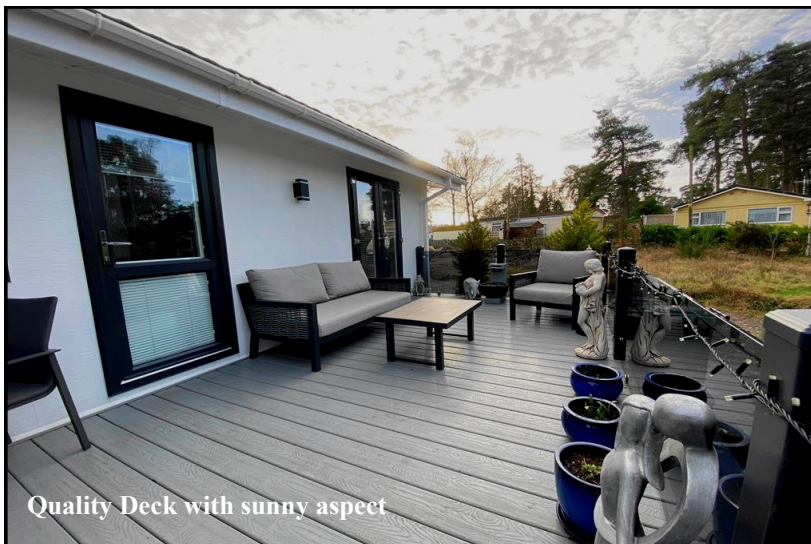
Bedroom 1



En-Suite Shower Room



Bedroom 2



Quality Deck with sunny aspect

**Stately Albion 'The Kensington'
Park Home approx 48' x 22'
Manufactured 2020
High Quality Fixtures & Fittings
throughout, Vaulted Ceilings with
LED lighting & Sky Lights windows.
Large Deck & Patio Garden with
lovely outlook.**

**Quality Residential Park with access
to heathland walks & near to
Ferndown Town Centre.
Short drive from the seaside resorts
of Bournemouth & Poole and the
New Forest National Park**