

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

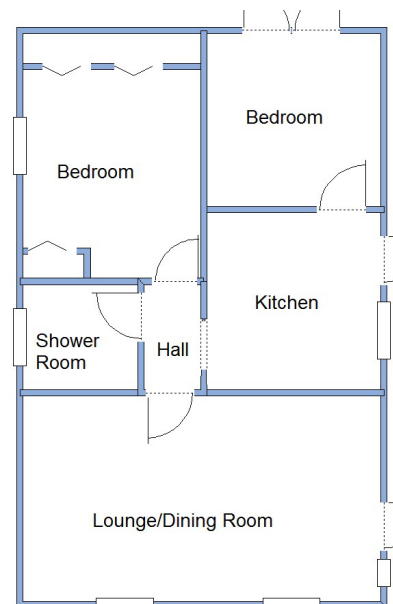
# DORSET PARK HOMES

**DRAFT**

[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**91 Gladelands Park, Ringwood Road, Ferndown, Dorset. BH22 9BW**



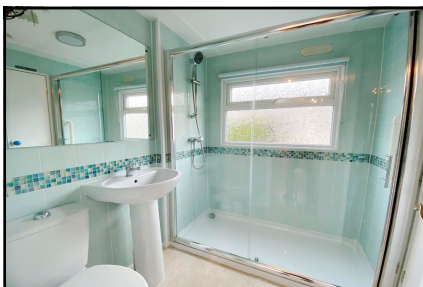
This drawing has been prepared for diagrammatic purpose only. Not to scale

## 2 Bedroom Park Home approx 30' x 19'

### Accommodation & approximate room dimensions:

- **Modern Kitchen:** approx 9'3" x 9'1". Range of floor and wall cupboards. Built in electric oven, gas hob with extractor hood over (untested). 'Worcester' Gas Fired Combination Boiler (untested).
- **Lounge/Dining Room:** approx 18'8" x 10'9". Wall light points (untested). PVCu door to garden.
- **Inner Hall**
- **Bedroom 1:** approx 12'9" x 9'2". Fitted bedroom wardrobes with matching bedside units.
- **Bedroom 2:** approx 9'1" x 9'1". PVCu double doors to rear garden.
- **Modern Shower Room:** Double shower cubicle with 'Thermostatic' shower fitted. Wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Parking on plot**
- **Delightful Garden** with artificial lawn & Raised Deck. Metal Shed.
- **Newly Refurbished** Throughout approx 2014
- **Age Restriction 50+**
- **No Pets Allowed**
- **Well maintained park** close to shops & Services

## Close to amenities



**Price £145,000**

**Pitch Fee: approx £190.72 per month**

**Subject to Annual Review**

**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

**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.W04718

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

