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# DORSET PARK HOMES

**DRAFT**

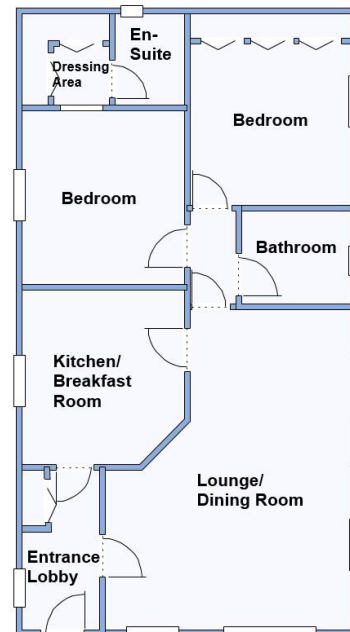
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**46 The Square, Oaktree Park, St Leonards, Ringwood. BH24 2RL**



**Popular 'Pet Friendly' Residential Park**



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

## 2-Bedroom Park Home - approx 36' x 20'

**Accommodation & approximate room dimensions:**

- **Entrance Lobby:** Cloaks cupboard housing gas fired combination boiler.
- **Lounge/Dining Room:** approx 18'5" x 14'5" max. Feature fireplace. Patio doors to garden.
- **Kitchen/Breakfast Room:** approx 10'2" x 9'6" max. Range of base & wall cupboards. Built-in oven, hob & cooker hood. Space for fridge/freezer. Breakfast bar. Plumbing for washing machine.
- **Inner Hall**
- **Bedroom 1:** approx 10'2" x 9'6". Walk-in wardrobe
- **En-Suite Shower Room**
- **Bedroom 2:** approx 9'5" x 9'3" Plus wardrobes
- **Bathroom:** Panelled bath. Wash basin & WC.
- **Gas Central Heating (untested) & Double-Glazing**
- **Private Patio Garden** backing onto Farmland & enjoying a sunny aspect. 2 Metal Sheds.
- **Parking on Plot**
- **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.

**Price: £175,000**

**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.W04815

## Field View



**Pitch Fee: approx £216.57 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

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

