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# DORSET PARK HOMES

**DRAFT**

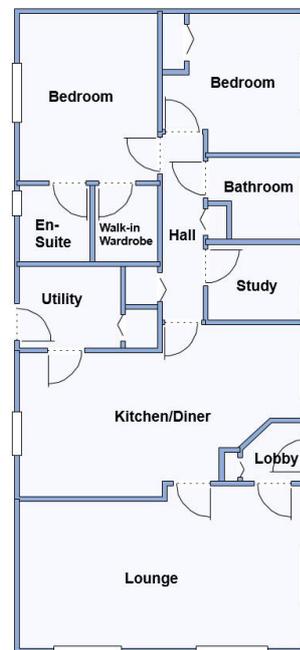
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**113 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 44' x 20'

**Accommodation & approximate room dimensions:**

- **Entrance Lobby:** Cloaks cupboard
- **Lounge:** approx 19'2" x 10'9"max. Feature fireplace
- **Kitchen/Diner:** approx 19'2" x 9'9"max. Range of base & wall cupboards. Built-in oven, hob & cooker hood. Space for fridge/freezer. Breakfast bar.
- **Utility Room:** approx 6'9" x 5'7". Cupboard housing combination gas boiler. Space for washing machine. Door to garden.
- **Inner Hall:** Linen cupboard.
- **Study:** approx 6'3" x 5'2". Fitted desk unit.
- **Bedroom 1:** approx 11'5" x 9'4". Walk-in wardrobe
- **En-Suite Shower Room**
- **Bedroom 2:** approx 9'6" x 9'4"max. Fitted wardrobe
- **Bathroom:** Modern suite comprising panelled bath. Wash basin & WC. Chrome towel rail.
- **Gas Central Heating (untested) & Double-Glazing**
- **Parking on Plot + Private Patio Garden. Metal Shed.**
- **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: £179,950**

**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.W04784

## Omar 'Excel' 2004



**Pitch Fee: approx £227.86 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

