



**HEARNES**

WHERE SERVICE COUNTS

**Cambrian Serenity, 3 Pans Corner  
Lone Pine Park, Ferndown, Dorset BH22 8NG**



# Cambrian Serenity, 1,144 sq ft PREMIER COLLECTION PRICE ON APPLICATION

## 3 Pans Corner, Lone Pine Park, Ferndown, Dorset BH22 8NG

Lone Pine Park is a unique development of retirement park homes for residents aged 55 and over. Situated in the prestigious location adjoining Golf Links Road, just a short distance to Ferndown's Championship Golf Course and Ferndown's town centre.

Lone Pine Park offers an exclusive lifestyle, behind the secure gated entrance lies a truly enchanting 14.5 acre Sylvan setting enjoying beautiful heathland, ideal for leisurely walks. The park has been divided up into small cul-de-sacs, all individually named giving that personal feel. There are different styles of homes available to choose from and each park home has been finished to particularly high standards to include a high specification kitchen and luxurious bathroom and en-suite facilities with quality fittings.

#### Specification:

- GCH/combi boiler
- PVCU double glazing
- 10 Year Gold Shield Warranty
- Garage of shed included
- Black paved driveway
- Open plan lounge, diner, kitchen
- AEG integrated appliances
- Remote control Velux windows
- Underfloor heating in bathrooms
- Superking bed in master bedroom

These properties benefit from falling within council tax band A and do not incur stamp duty charges. A fully assisted home exchange structure is also available to ensure a smooth transaction. This development is approximately 700 metres from the nearest bus route. Ferndown's town centre, with its array of shops, cafes, leisure and recreational facilities is located approximately 1.2 miles away, whilst amenities at West Parley are less than 1 mile away. Bournemouth town centre with its restaurants, shops, cafes, leisure, recreational facilities and miles of sandy beaches is located approximately 6 miles away.

**Ground rent:** £176.26 per calendar month for a 40ft – 50ft park home  
: £186.26 per calendar month for a 50ft – 60ft park home  
: £196.26 per calendar month for a 60ft + park home

Ground rent is fixed by Government RPI

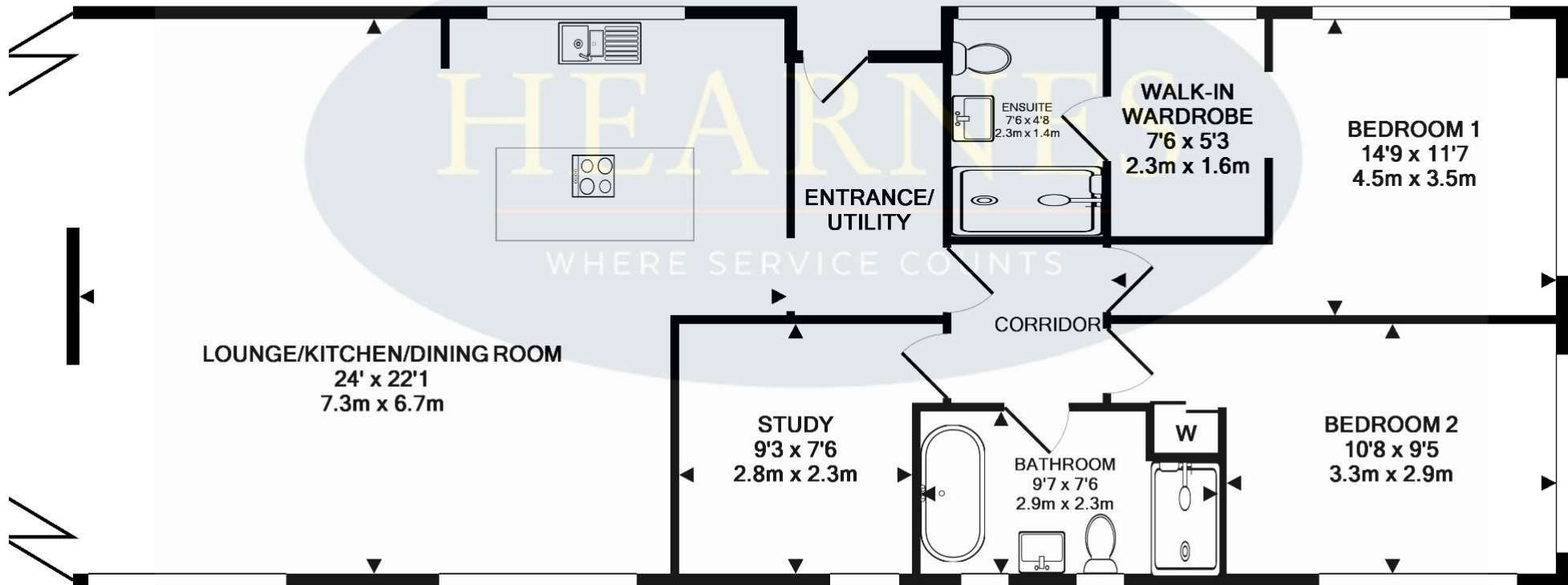
Gas, water, electric and sewerage are metered from the park.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
Made with Metropix ©2018



390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



