

**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)

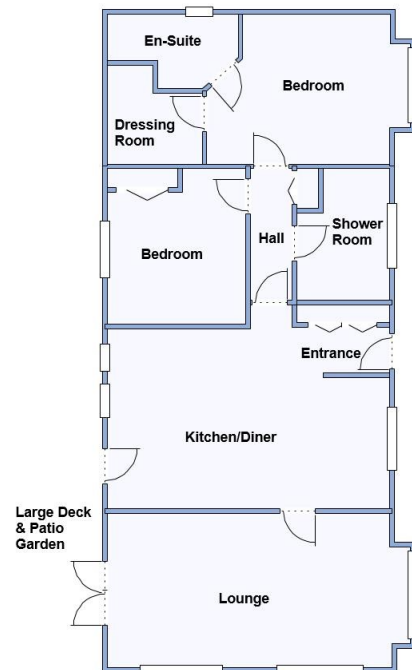
**Telephone: 01202 877511**

**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**



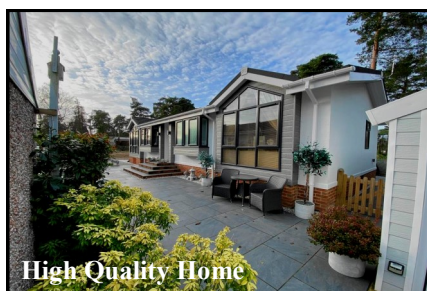
This drawing has been prepared for diagrammatic purpose only. Not to scale.

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

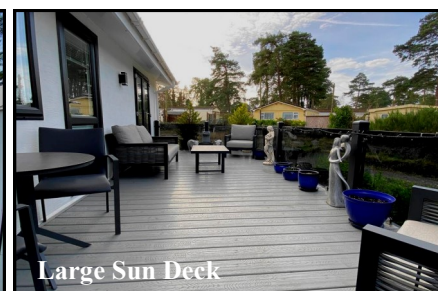
Accommodation & approximate room dimensions:

- **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: £399,950**

**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.W04706

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





Large Lounge



Lounge



Superb Kitchen/Diner



Integrated Appliances



Dining Area



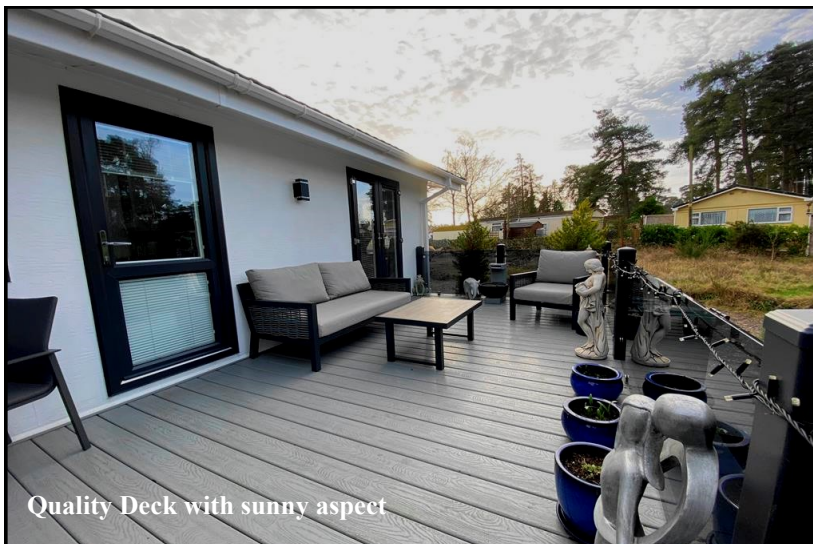
Bedroom 1



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**