

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

# DORSET PARK HOMES

**DRAFT**

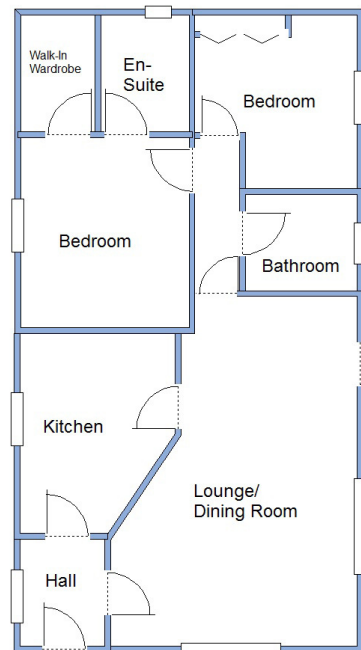
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**86a The Avenue, Oaktree Park, St Leonards, Ringwood. BH24 2RJ**



**Popular 'Pet Friendly' Park**



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

## 2-Bedroom Park Home - approx 40' x 20'

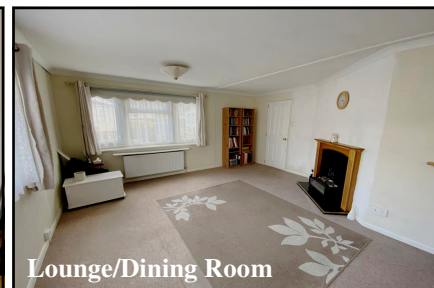
Accommodation & approximate room dimensions:

- Homeseeker 'Langdale Plus'
- Entrance Hall
- Kitchen: approx 13'6" x 9'. Range of floor & wall cupboards. Built-in oven, hob & cooker hood. Space for tall fridge/freezer & washing machine. Cupboard housing combination gas boiler.
- Lounge/Dining Room: approx 22' x 14'3" max. Feature fireplace & bay window. Door to patio.
- Bedroom 1: approx 12'9" x 9'6". Walk-in wardrobe.
- En-Suite Shower Room.
- Bedroom 2: approx 11'8" x 9'7" max. Fitted wardrobes & dresser unit.
- Bathroom: Panelled bath, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Corner Plot with Patio Garden with Metal Shed.
- Parking on Plot for 2 cars
- Age Restriction 50+ Pets Considered
- Popular, well maintained Residential Park with active Members Club.

## Spacious Home with Patio Garden



**Kitchen**



**Lounge/Dining Room**



**Lounge/Dining Room**



**Parking on Plot**

**Price: £167,500**

**Pitch Fee: approx £216.57 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.W04747

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

