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DORSET PARK HOMES

DRAFT

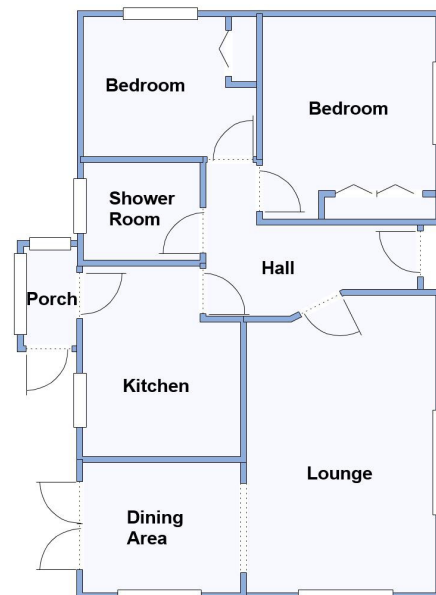
www.dorsetparkhomes.com

Telephone: 01202 877511

10 Ark Drive, Lone Pine Park, Lone Pine Drive, Ferndown. BH22 8NB



Wonderful Residential Park in Exclusive Area



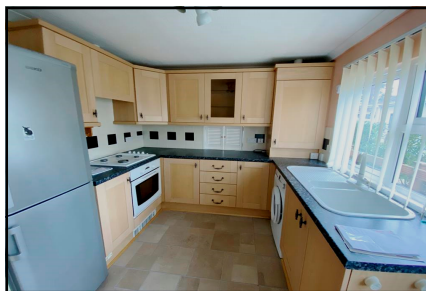
This drawing has been prepared for diagrammatic purposes only. Not to scale.

2-Bedroom Park Home - approx 32'x 20'

Accommodation & approximate room dimensions:

- Wessex 'Dorset' Park Home circa 1999
- Entrance Hall: Laminate floor. Hatch to roof.
- Kitchen: approx 10'5" x 8'6" max. Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Space for tall fridge/freezer & plumbing for washing machine. Cupboard housing combination gas boiler. Door to Rear Porch.
- Lounge: approx 16'4" x 10'6". Feature fireplace. Archway to:
- Dining Area: approx 8'6" x 7'1". Doors to garden.
- Bedroom 1: approx 11' x 9'5". Built-in wardrobe.
- Bedroom 2: approx 9'6" x 7'8". Built-in wardrobe.
- Shower Room: Modern suite. Shower with thermostatic shower valve. Vanity wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (untested)
- PVCu Double-Glazing
- Parking on Plot & GARAGE
- Patio Garden
- Age Restriction 55+
- Quality Residential Park in exclusive area near to Ferndown Golf Club & access to heathland walks.

Driveway & Garage



Lounge



Dining Area



**DORSET
PARK HOMES**

Price: £160,000

Pitch Fee: approx £269.82 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.W04941

The recommended specialist in Park Home sales
Partner: Simon Dixon

