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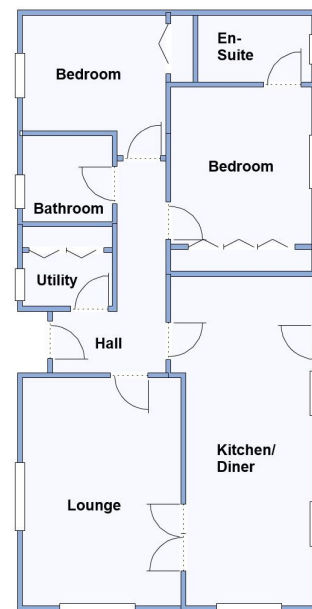
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**38 Gladelands Park, Ringwood Road, Ferndown, Dorset. BH22 9BW**



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

**Luxury New 'Manor' Park Home close to amenities**

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

Accommodation & approximate room dimensions:

- Manor 'Warkton' 2024
- Kitchen/Diner: approx 22" x 8'4". Range of modern floor and wall cupboards. Integrated fridge/freezer & dishwasher. Built-in high level 'Neff' oven, 'Bosch' gas hob & cooker hood. Cupboard housing combination gas boiler. Vaulted ceiling with LED lighting. Double doors leading to:
- Lounge: approx 15'2" x 10'5". Vaulted ceiling & LED lighting.
- Utility Room: Integrated washing machine. Storage cupboard.
- Bedroom 1: approx 12'6' x 9'1". Large fitted wardrobes..
- Luxury En-Suite Shower Room
- Bedroom 2: approx 9'2' x 9'7" max. Built-in wardrobe.
- Bathroom: Panelled bath with thermostatic shower unit & screen fitted. Wash basin & WC.
- Gas Central Heating
- PVCu Double-Glazing
- Garden: Laid to lawn. Concrete Shed.
- Parking on Plot—Block Driveway
- Age Restriction 50+ No Pets Allowed

## Stylish Interior—Fully Furnished



**Price £238,000**

**Pitch Fee: approx £266 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.W05033

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

