



**Oakdene Forest Holiday Park, St.
Leonards, Ringwood**

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MARTIN & CO

Oakdene Forest Holiday Park, St. Leonards, Ringwood

Park home

2 Bedrooms, 2 Bathroom

- Swift Burgundy 36ft x 12ft Holiday Home
- 17 Years Remaining On The Licence
- 2 Bedrooms
- Double Door Access To Decking
- Quiet Pitch Location
- Well Presented Throughout
- Site Fees & Rates Paid Till October 2024
- Allocated Parking
- Sale To Include All Fixtures & Fittings
- Leisure Facilities Inc Swimming Pools

Martin & Co are proud to present this 2 bedroom holiday home located on Oakdene Forest Holiday Park. The holiday home is a Swift Burgundy 36ft x 12ft and is located in a quiet but convenient location on the site. The holiday park is on the edge of the new forest and is within easy reach of lots of amazing attractions. Call the office for more information.



The holiday home is a Swift Burgundy 36ft x 12ft sleeps 6 and benefits from 2 bedrooms, the master has a full size wardrobe and WC, bedroom two is a twin with 2 single beds and wardrobe. The family shower room has a shower, a sink and WC. A lovely double aspect living space with a lounge (complete with pull out sofa bed), dining area and fully fitted kitchen. The park home has its own private enclosed decked area which is access via a double set of door from the living space. There is allocated parking for 2 cars. The park home has access to all the leisure and entertainment facilities that include an indoor and outdoor swimming pool, sauna, steam room, gym, bar, restaurant and much more.

he licence has 17 years remaining
 Site fees are £6719.92 per year for 2023/24
 Insurance is approx £250 PA
 Rates are approx. £686.89 PA
 Gas & Electric is metered with a £5.10 per month standing charge for gas

The site shuts from 2nd Jan to 31st Jan every year

Full access to Oakdene leisure facilities

For all other fees and licence details please contact Martin & Co Ringwood on 01425 474005.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.