



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

070 000


MARTIN&CO

Oakdene Forest Holiday Park, St. Leonards, Ringwood

Park home

2 Bedrooms, 2 Bathroom

- Willerby Sheraton 40ft x 13ft Holiday Home
- 2 Bedrooms With En Suite Bath To Master
- Beautifully Presented Living Area
- 18 Years Remaining On The Licence
- Quiet Site Location
- Good Size Decking
- Parking For 2
- Leisure Facilities Inc Swimming Pools
- 11 Month Holiday Home
- With Easy Reach Of So Many Amazing Attractions

Martin & Co are proud to present this stunning 2 bedroom holiday home Willerby Sheraton 40ft x 13ft situated on Oakdene Forest Park In St Leonards. The holiday park is on the edge of the new forest and is within easy reach of lots of amazing attractions. Short Notice Viewings Available.



The Willerby Sheraton 2022 model is 40ft x 13ft which benefits from 2 bedrooms, the master has plenty of storage with a dressing area, fitted wardrobes, an en suite with double shower, toilet & sink. Bedroom two has 2 single beds with storage and wardrobes, A good size double shower with sink and toilet, a lovely triple aspect open living space with a lounge, dining area and fitted kitchen. The park home is situated in a lovely quiet spot and comes with allocated parking. The park home is situated on Oakdene Forest Park where there is an indoor and outdoor swimming pool, sauna, steam room, gym, bar, restaurant & entertainment complex and so much more.

The holiday home comes with a 18 year licence
 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



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.