

for sale

£27,500



## Oakdene Forest Park St. Leonards Ringwood BH24 2RZ

Connells are pleased to offer a fine example of a Swift Biarritz holiday park home in Oakdene Forest Park! The home is well-presented through out. Oakdene park offers many activities including Go Ape, swimming and forest walks.

Call 01202 861677 to arrange a viewing to appreciate this home!





# Oakdene Forest Park St. Leonards Ringwood BH24 2RZ

## Kitchen / Dining Area

There is a double glazed door that leads directly in to the kitchen/dining room fitted with a matching range of base and wall units with roll-edge worktops over. There is an inset stainless steel sink unit with a single lever mixer tap. There is a gas cooker with a four burner hob, oven and grill. There is an integrated dishwasher and integrated washing machine also a double glazed window to the side aspect with laminate flooring.

The kitchen is open plan to the sitting area.

## Sitting Room

Triple aspect room with double glazed French doors to the decking and double glazed windows to both side aspects. Vaulted ceiling. Radiator. Feature Dimplex log effect fire, TV point. Built in sofa with a fold out sofa bed. Wi-Fi. From the Kitchen there is a door that leads to the inner hall which with doors to all rooms.

## Main Bedroom

Double glazed windows to the rear aspect. Vaulted ceiling. Wall light point. Dressing area with built in wardrobes and dressing table. Radiator.



### En-Suite

Double glazed window to the side aspect. Fitted with a two piece white suite comprising of a pedestal wash hand basin and close coupled WC.

### Bedroom Two

Double glazed window to the side aspect. Vaulted ceiling. Range of fitted furniture providing wardrobe and cupboard space. Wall light point. Radiator.

### Family Shower Room

Double glazed window to the side aspect. Fitted with a three piece white suite comprising of a double shower enclosure with sliding glass screens. Pedestal wash hand basin. Close coupled WC. Radiator. Vaulted ceiling. Courtesy light and Shaver point.

### Outside

This Park home has an upgraded deck to the side and front with courtesy gate and steps to front and rear. Composite easy maintained deck with a PVC balustrade. Outside double power point to the front and another double power point to the side. There is a driveway for off-road parking.



To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
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Property Ref: FDN305233 - 0014

Tenure:Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 7214.00

**view this property online [connells.co.uk/Property/FDN305233](https://www.connells.co.uk/Property/FDN305233)**

This is a Leasehold property with details as follows; Term of Lease 9 years from 20 Jul 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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