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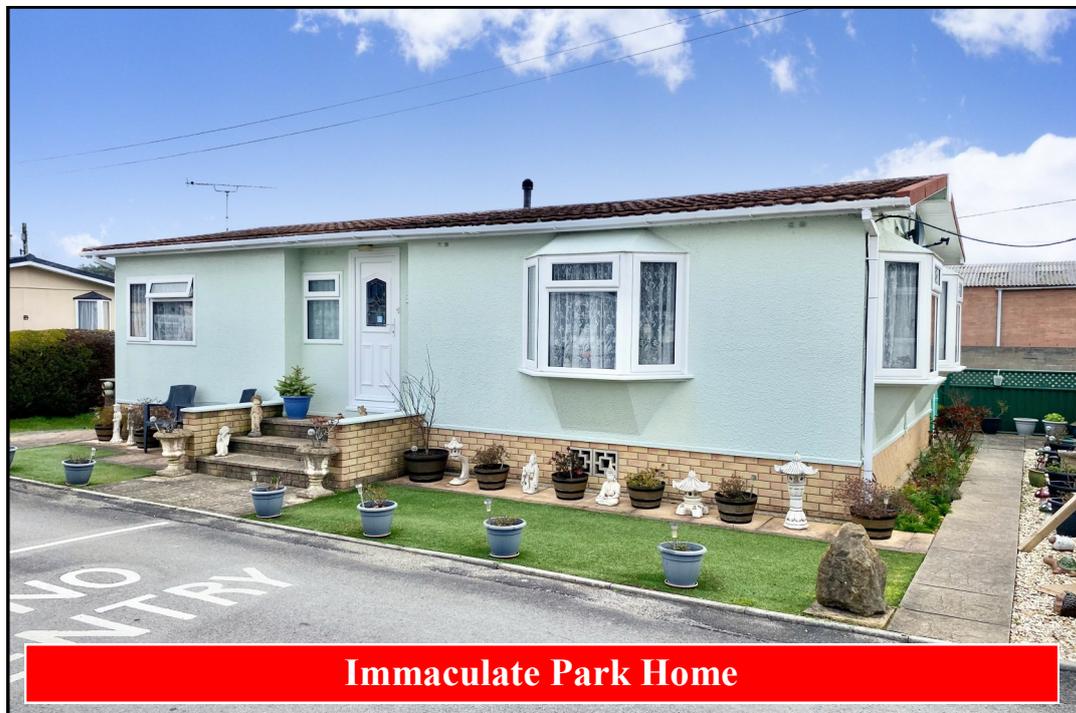
DORSET PARK HOMES

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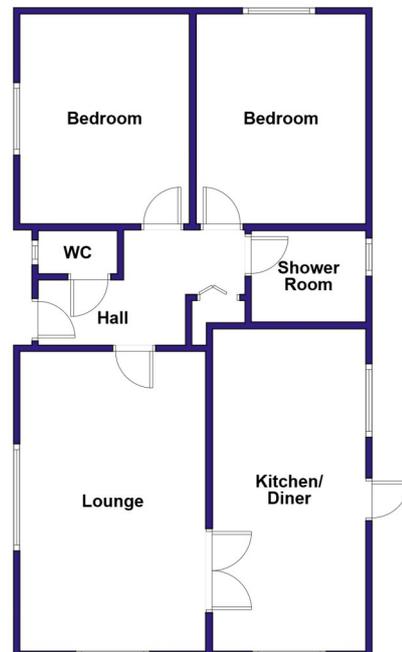
www.dorsetparkhomes.com

Telephone: 01202 877511

25 Holton Heath Park, Wareham Road, Holton Heath, Poole. BH16 6JS



Immaculate Park Home



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

2 Bedroom Park Home approx 36' x 20'

Accommodation & approximate room dimensions:

- **Stately Albion 'Balmoral' Park Home** circa 1986
- **Hall:** Cloaks/boiler cupboard housing combination gas boiler.
- **Cloakroom:** Modern Wash basin & WC.
- **Lounge:** approx 16'9" x 10'9". Feature fireplace. 2 Bay windows. Double doors to:
- **Kitchen/Diner:** approx 18' x 8'6". Modern kitchen with a good range of floor & wall cupboards. Space for washing machine & tall fridge/freezer. Built-in oven, hob & hood. Larder unit. Ample space for dining suite. LED lighting. Door to garden.
- **Bedroom 1:** approx 11'9" x 9'5". 2 double wardrobes.
- **Bedroom 2:** approx. 11'9" x 9'5". Fitted wardrobes & dresser unit.
- **Shower Room:** Shower cubicle. Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating** (system untested)
- **Double-Glazing & Chassis Refurbishment 2025**
- **Patio Garden** with pleasant aspect. Garden Shed.
- **Parking on Plot**
- **Age Restriction 50+ 1 Cat Permitted. No Dogs**
- **Small, popular Residential Park** near to local amenities and between Wareham & Poole.

Popular Residential Park



Pitch Fee: approx £184.66 per month
Subject to Annual Review
Council Tax band: 'A'

Tenure: 1983 Mobile Homes Act Agreement

PRICE £135,000

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.W05207

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

