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DORSET PARK HOMES

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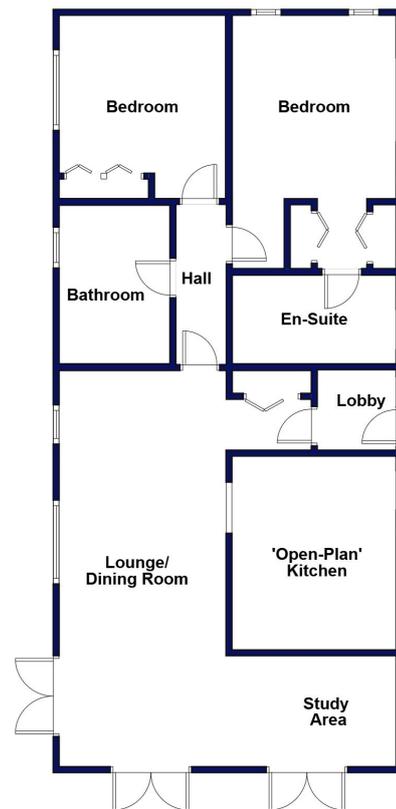
www.dorsetparkhomes.com

Telephone: 01202 877511

3 Avon Forest Lodges, Hurn Road, Ringwood. BH24 2BP



Heritage 'Temptation' manufactured 2008—on small 'gated' park



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

2-Bedroom Park Home - approx 45' x 20'

Accommodation & approximate room dimensions:

- Exceptionally Spacious Holiday Lodge on Small Gated Park of 7 Lodges open all year round. **Must not be used as Sole or Main Residence.**
- Entrance Lobby
- 'Open-Plan' Living Space: approx 24' x 19'4" overall. A bright and airy room with vaulted ceiling having inset spot lights. Kitchen: Range of floor and wall cupboards. High level oven, microwave, hob, cooker hood, integrated dishwasher & fridge/freezer. Lounge/Dining & Study area with 3 set of double doors leading to LARGE DECK.
- Inner Hall
- Bedroom 1: approx 14'8" x 9'4" Including Dressing Area with fitted wardrobes.
- Luxury En-Suite Shower Room: Walk-in shower, twin wash basins & WC. Chrome heated towel rail.
- Bedroom 2: approx 10'8" x 9'7". Fitted wardrobe.
- Bathroom: Panelled bath with shower over & curved screen. Wash basin & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- PVCu Double-Glazing & LED inset spot lights
- Delightful Garden around the lodge.
- Parking on Plot for 3 cars

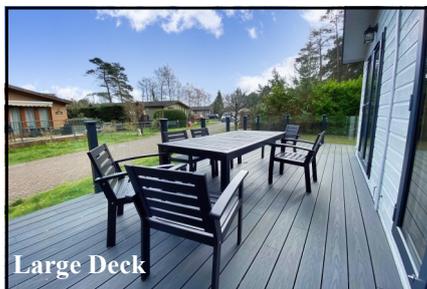
Stunning Holiday Home



Modern Kitchen



'Open-Plan' Kitchen



Large Deck



Small 'Gated' Park open all year

Price: £100,000

Pitch Fee: approx. £4300 per annum
Subject to Annual Review
Council tax Band: 'A'

Tenure: Leasehold. 99 years from 2009

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.W05223

The recommended specialist in Park Home sales
 Partner: Simon Dixon





Modern Holiday Lodge



Good-Sized Plot



'Open-Plan' Living Space



'Open-Plan' Living Space



Dining Area



Bedroom 1



En-Suite Shower Room



Luxury Bathroom

Exceptionally spacious Holiday Lodge on a small gated park, adjacent to protected wooded walks and within easy reach of the New Forest & spectacular coastline of Bournemouth & Poole. The Park has only seven lodges, is open all year round and this particular lodge has a pleasant, private garden plus a large raised deck with glass balustrade.

Agents Note: No age restriction but children must be accompanied at all times. No Pets. No Sub-Letting. Not to occupy the Lodge for more than 28 days consecutively. The buyer/s acknowledges this Lodge would not be their main or only residence. Leasehold: 99 years from 2nd April 2009—approx 81 years remaining