**Head Office:**
Dixon Kelley Estate Agents
1 Penn Court
Station Road, West Moors
Dorset. BH22 0JJ

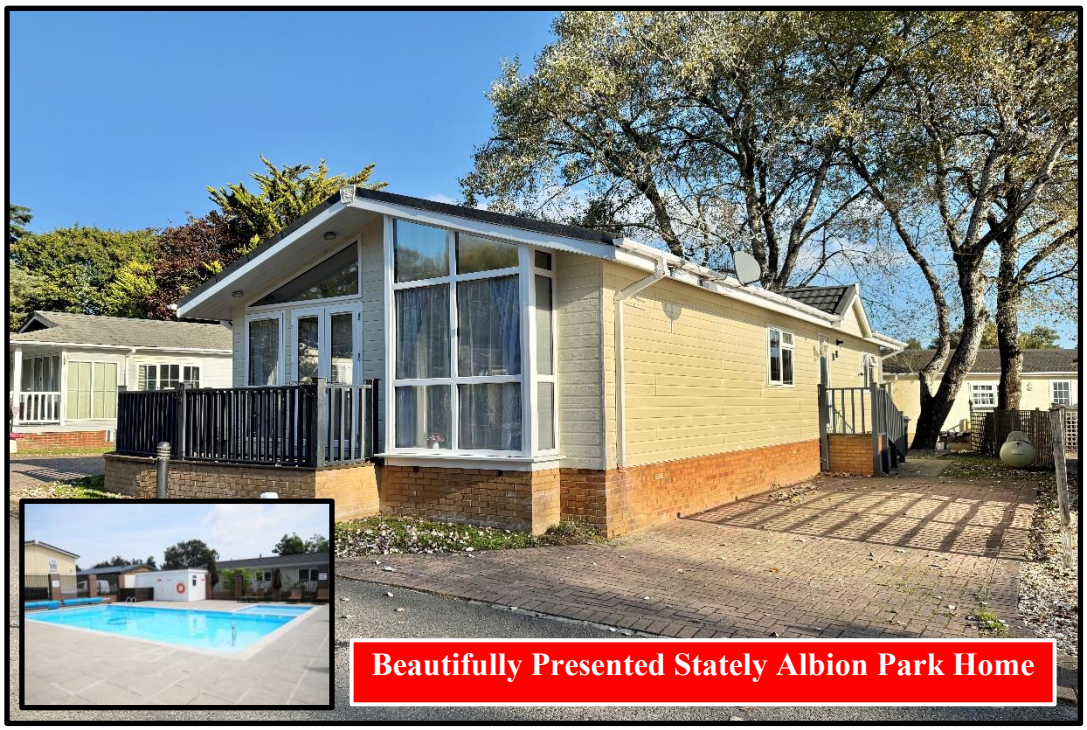
DORSET PARK HOMES

**Draft Particulars**

**www.dorsetparkhomes.com**

**Telephone: 01202 877511**

# 33 Tall Trees Park, Matchams Lane, Christchurch, Dorset. BH23 6TT



**Beautifully Presented Stately Albion Park Home**




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

## 2 Bedroom Park Home approx 48' x 20'

**Accommodation & approximate room dimensions:**

- **Stately Albion Park Home**
- **Open Plan Living Space: approx 19'4 x 19'3" max. Ample Space for lounge and dining furniture. Vaulted ceilings and new carpet fitted 2026. Feature electric fireplace. Dual aspect windows and double doors leading onto large decking area.**
- **Kitchen 13'3" x 9'7": Good range of floor and wall cupboards. Integrated tall fridge/freezer and dishwasher. Built-in high level double electric oven and microwave. Gas hob with extractor hood. Breakfast bar.**
- **Utility Room: Integrated washing machine. Floor and wall cupboards. Cupboard housing gas combination boiler .**
- **Bedroom 1: approx 9'4" x 9'2": Built-in wardrobe.**
- **Dressing Area: Large fitted wardrobe and dressing unit.**
- **En-Suite Shower Room with vanity wash basin, WC and chrome heated towel rail.**
- **Bedroom 2: approx 13'3" x 7'9" max. Large walk-in wardrobe.**
- **Bathroom: Panelled bath with shower attachment and glass screen fitted. Vanity wash basin & WC.**
- **Gas Central Heating (LPG Gas) & Double-Glazing**
- **Large Decking area**
- **On Plot Parking for 2 Cars. Age Restriction 45+**
- **Communal Heated Outdoor Swimming Pool & Fishing Lake. Electric security gates.**

## Heated Swimming Pool









**Pitch Fee: approx £478.22 per month**
**Subject to Annual Review**
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

## Price: £175,000

**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.W05352