

Head Office:
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Station Road, West Moors
Dorset. BH22 0JJ

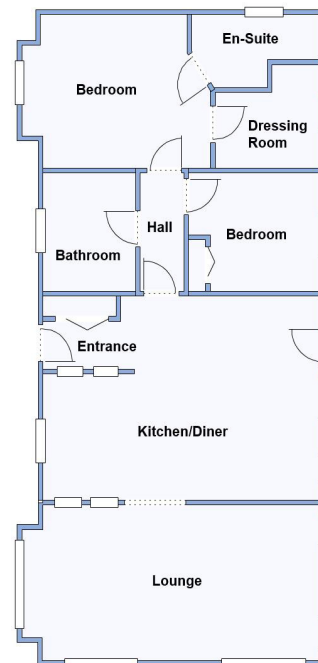
DORSET PARK HOMES

DRAFT

www.dorsetparkhomes.com

Telephone: 01202 877511

7 Ark Drive, Lone Pine Park, Lone Pine Drive, Ferndown. BH22 8NB



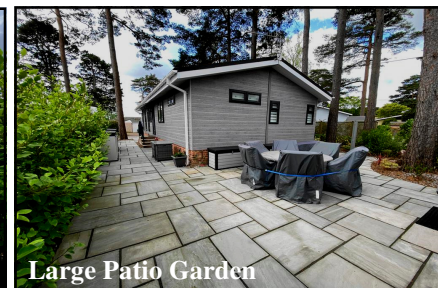
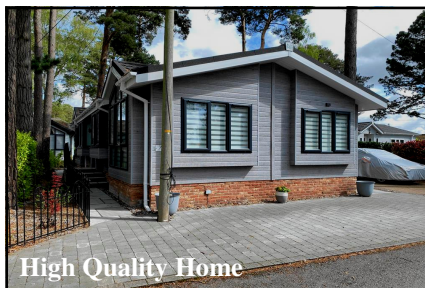
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 46' x 22'

Accommodation & approximate room dimensions:

- **Entrance Hall:** Double cloaks cupboard
- **Kitchen/Diner:** approx 20' x 14' max. A superb room with additional sky light windows flooding the space with natural light. Range of floor and wall cupboards. Built-in oven, microwave, warming drawer, hob & hood over. Integrated washing machine, tumble dryer, dishwasher, wine chiller & fridge/freezer. Door to garden.
- **Lounge:** approx 21'6" x 10'9". Feature fireplace. Vaulted ceiling with LED lighting.
- **Inner Hall:** Hatch to loft space.
- **Bedroom 1:** approx 13'5" x 10'8". PLUS DRESSING ROOM with window.
- **Luxury En-Suite Shower Room**
- **Bedroom 2:** approx 9'6" x 8'2". Fitted wardrobes.
- **Luxury Bathroom:** Double ended bath
- **Gas Central Heating & PVCu Double-Glazing**
- **Quality Fixtures & Fittings Throughout**
- **Vaulted Ceilings with LED lighting**
- **Delightful Patio Garden**
- **Driveway & Extra Large Garden Outbuilding**
- **Age Restriction 55+ Pets Considered**

Delightful Outside Space



Price: £375,000

Pitch Fee: approx £273.30 per month

Subject to Annual Review

Council Tax Band: 'A'

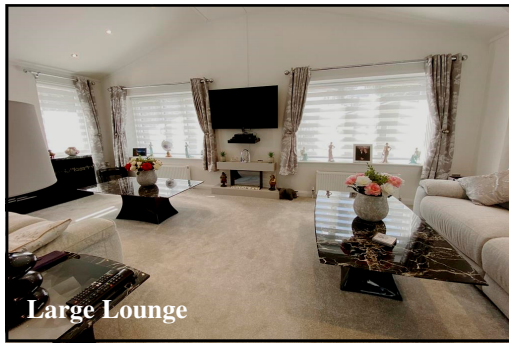
Tenure: 1983 Mobile Homes Act Agreement

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.W05025

The recommended specialist in Park Home sales
Partner: Simon Dixon





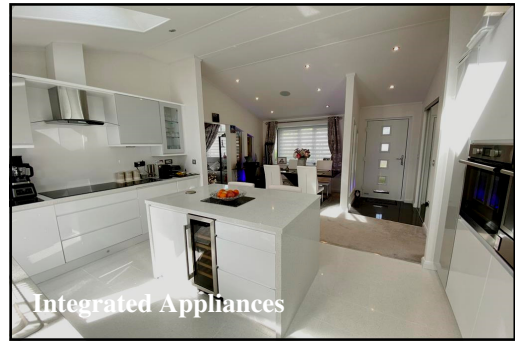
Large Lounge



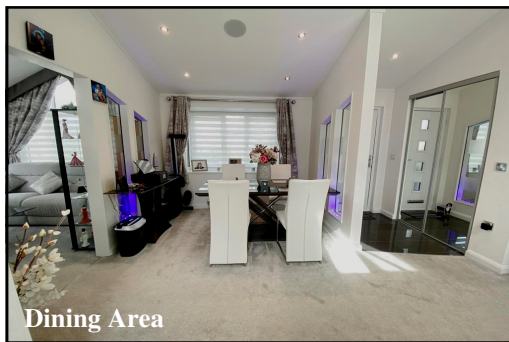
Lounge with vaulted ceiling



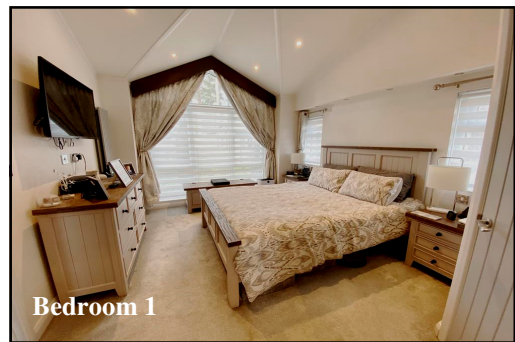
Superb Kitchen/Diner



Integrated Appliances



Dining Area



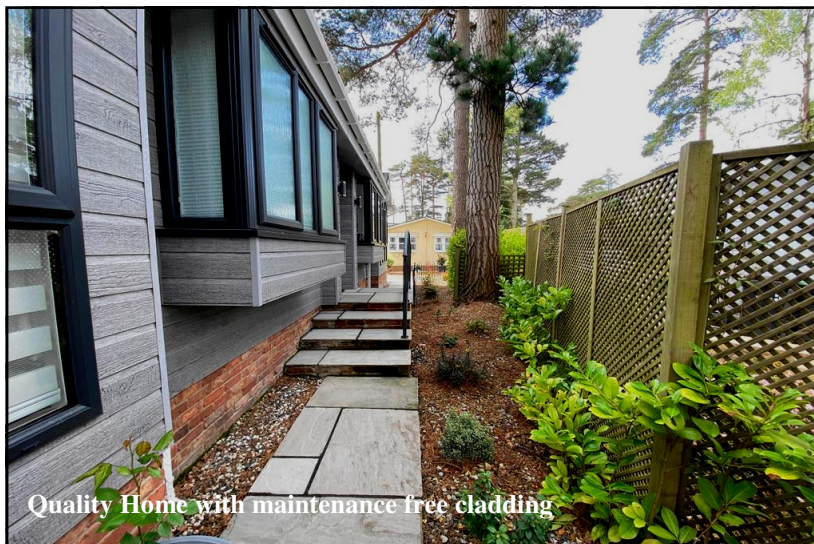
Bedroom 1



En-Suite Shower Room



Bathroom



Quality Home with maintenance free cladding

Stately Albion 'The Kensington' Park Home approx 46' x 22' Manufactured 2021 High Quality Fixtures & Fittings throughout, Vaulted Ceilings with LED lighting & Sky Lights windows. Large Patio Garden & exceptional Garden Outbuilding.

Quality Residential Park with access to heathland walks & near to Ferndown Town Centre. Short drive from the seaside resorts of Bournemouth & Poole and the New Forest National Park