

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

# DORSET PARK HOMES

**DRAFT**

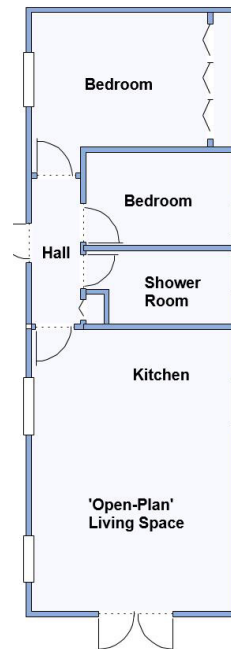
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**2 Laburnum Drive, New Forest Glades, Matchams Lane, Christchurch. BH23 6DQ**



**Stylish Modern Home with Large Raised Deck**



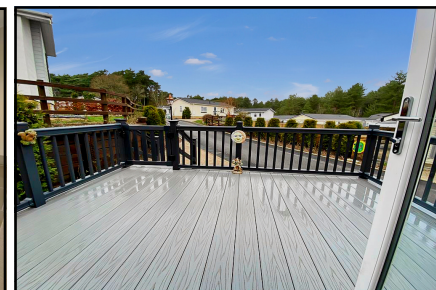
This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 40' x 14'

Accommodation & approximate room dimensions:

- Prestige Homeseeker 'Accolade' 2019
- Entrance Hall: Cloaks cupboard
- Open-Plan' Living Space: approx 18'2" x 13'. A bright room with vaulted ceiling with LED spot lights. Double doors leading to a large Raised Deck.
- Kitchen: Range of modern floor and wall cupboards. Built in oven, hob with cooker hood over. Space for tall fridge/freezer. Integrated washing machine. LED Spot lights. Cupboard housing combination gas boiler.
- Bedroom 1: approx 8'8" x 11'3" Plus range of built-in wardrobes. Small dresser unit & bedside cabinets.
- Bedroom 2: approx 9'7" x 6'. Built-in wardrobe
- Shower Room: Fully tiled walk-in shower with thermostatic shower. Vanity unit & WC. Chrome heated towel rail.
- Gas Central Heating (system untested)
- Highly Insulated Home with PVCu Double-Glazing
- Garden mainly laid to lawn. Large raised Deck
- Parking on Plot with block paving
- Age Restriction 45+ Pets Considered
- Newly Developed Gated Park in semi-rural location between Christchurch & Ringwood.

## 'Pet Friendly' Park



**Pitch Fee: approx £283.16 per month**

**Subject to Annual Review**

**Council Tax Band: 'B' Tenure: 1983 Mobile Homes Act Agreement**

**Price: £165,000**

**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.W04719

*The recommended specialist in Park Home sales*  
Partner: Simon Dixon

