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DORSET PARK HOMES

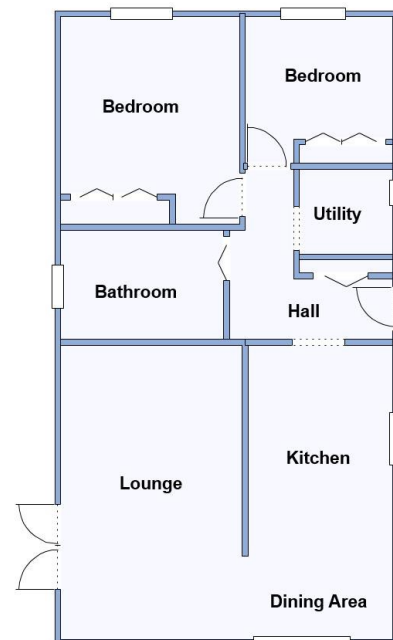
DRAFT

www.dorsetparkhomes.com

4 Lumby Park, Lumby Drive, Poulner, Ringwood. BH24 1JL



Beautifully Modernised Park Home



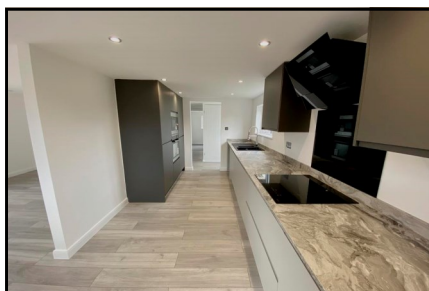
This drawing has been prepared for diagrammatic purpose only. Not to scale.

2-Bedroom Park Home - approx 36' x 20'

Accommodation & approximate room dimensions:

- Originally an Omar 'Ashdale'
- Hall: Storage cupboard & LED lighting.
- Kitchen/Diner: 16'2" x 7'7". Modern luxury kitchen with high level oven, microwave, hob & hood. Integrated fridge/freezer & dishwasher. LED lighting. Laminate flooring.
- Lounge: approx 16'2" x 10'4". Laminate flooring & double doors to garden. LED lighting.
- Bedroom 1: approx 11'9" x 10'6". Built-in double wardrobe. LED lighting.
- Bedroom 2: approx 8' x 7'4". Built-in wardrobe.
- Bath/Shower Room: Luxury suite, panelled bath, large walk-in shower, vanity unit & WC. Chrome heated towel rail.
- Utility: Plumbing for washing machine. Wall mounted combination gas boiler.
- Gas Central Heating & PVCu Double-Glazing
- Good-sized Landscaped Plot enjoying a sunny aspect & privacy. Deck, patio & lawn. Garden shed.
- Parking for 1 car
- Age Restriction 45+ Pets considered
- Small, Popular Residential Park in near to local amenities & New Forest National Park

Delightful Private Garden



Price: £175,000

Pitch Fee approx £279.06 per cal month

Subject to Annual Review

Council Tax Band: 'A'

Tenure: 183 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:W05129

The recommended specialist in Park Home sales
Proprietor: Simon Dixon

