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# DORSET PARK HOMES

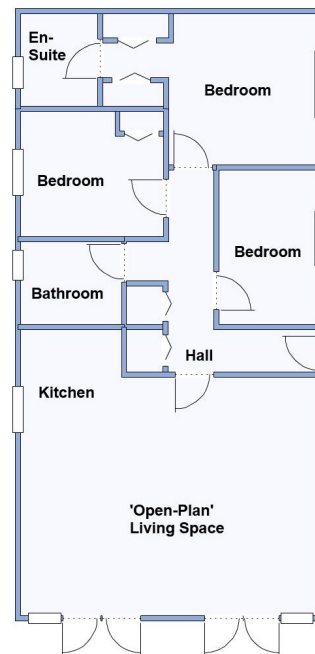
**DRAFT**

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

**55 Tall Trees Park, Matchams Lane, Christchurch, Dorset. BH23 6TT**



**Pet Friendly Park**



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

## 2 Bedroom Park Home approx 40' x 20'

**Accommodation & approximate room dimensions:**

- Stately Albion 'Warwick Executive' 2011
- Entrance Hall: Two storage cupboards.
- Open Plan Living Space: approx 19'3" x 18'8" max. Ample Space for lounge and dining suite. Feature Electric Fireplace & Vaulted ceiling. Two sets of double doors leading onto large decking area.
- Kitchen: Range of floor and wall cupboards. Integrated fridge/freezer, washing machine & dishwasher. Built-in oven & gas hob with cooker hood over. Cupboard housing gas combination boiler.
- Bedroom 1: approx 13'6" x 8'2" max. Large fitted wardrobes.
- En-Suite Shower Room with vanity wash basin & WC.
- Bedroom 2: approx 9'4" x 8'2". Fitted wardrobes.
- Office: approx 10'1" x 6'5" Fitted Wardrobe
- Bathroom: Panelled bath with shower attachment. Vanity wash basin & WC.
- Gas Central Heating (LPG Gas) & Double-Glazing
- Large Decking area and Patio Garden
- On Plot Parking
- Communal Heated Outdoor Swimming Pool, Play-ground & Fishing Lake. Electric security gates.

**Price £185,000**

**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.W05105

## Heated Swimming Pool



**Pitch Fee: approx £452.03 per month**  
**Subject to Annual Review**  
**Council Tax Band: 'A' Tenure: 1983 Mobile Homes Act Agreement**

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

