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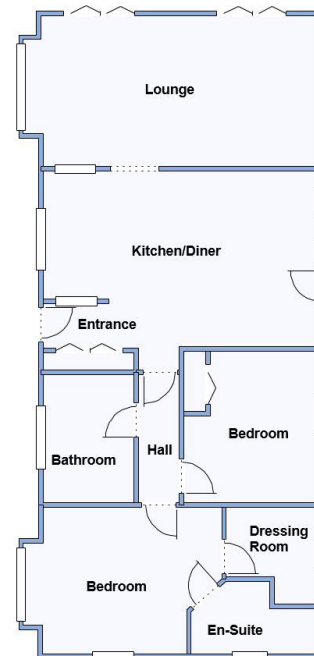
# DORSET PARK HOMES

**DRAFT**

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

**Telephone: 01202 877511**

**2 Hawthorn Avenue, Deer Court, Three Legged Cross, Wimborne. BH21 6FP**



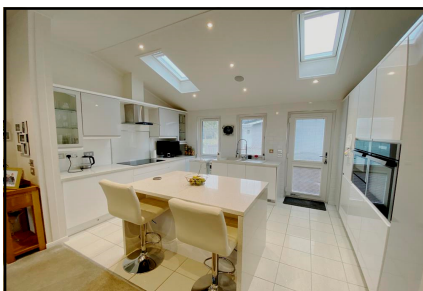
This drawing has been prepared for diagrammatic purpose only. Not to scale.

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

Accommodation & approximate room dimensions:

- Stately Albion 'Kensington' circa 2019
- Lounge: approx 21' x 11'. Feature fireplace. 2 sets of Bi-Fold doors to raised deck. Field view.
- Kitchen/Diner: approx 21' x 14'. An impressive room having a superb fitted kitchen with an excellent range of floor and wall cupboards. High level oven, microwave, warming drawer, hob & cooker hood. Integrated washing machine, dishwasher & fridge/freezer. Cupboard housing gas combination boiler. Door to garden.
- Bedroom 1: approx 12'3" x 10'8" Plus Dressing Room
- Luxury En-Suite Shower Room
- Bedroom 2: approx 9'9" x 8'2". Fitted wardrobe.
- Luxury Bathroom: Free standing doubled ended bath. Vanity wash basin & WC.
- Gas Central Heating & PVCu Double-Glazing
- Small Garden & large Raised Deck. Garden Shed
- Parking on Plot
- Age Restriction 45+ Pets Considered
- Gated, Developing Residential Park set in 34 acres of private country park.

## Exceptionally Spacious Park Home



**Price: £275,000**

**Pitch Fee: approx £260 per month including sewerage  
Subject to Annual Review  
Council Tax Band: 'B'**

**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.W04766

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

