



St Leonards, Dorset

£55,000

MARTIN&CO

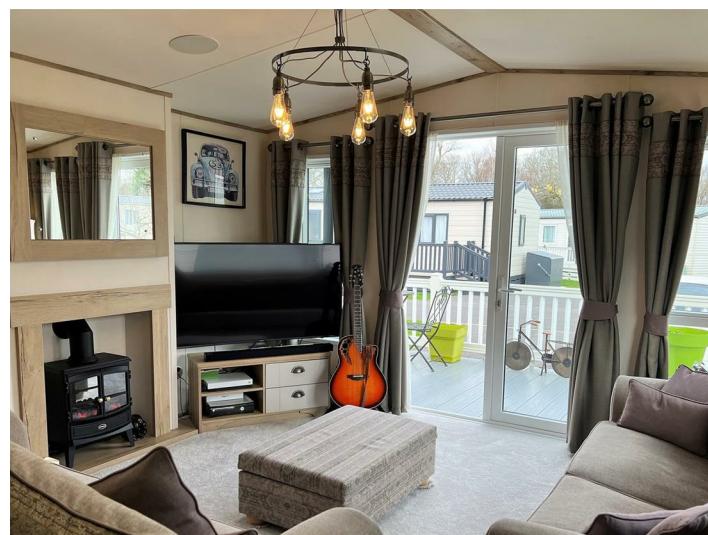
St Leonards, Dorset

Park home 2 Bedrooms, 2 Bathroom

£55,000

- Abi Ambleside 40ft x 14ft
- 2 Bedrooms Master With Double Shower
- Fitted Wardrobes In Both Bedrooms
- Luxury Fully Fitted Kitchen
- Double Doors Leading To Deck
- Parking For 2
- Large Deck To The Front & Side
- 15/16 Years Remaining On The Licence
- Leisure Facilities Inc Swimming Pools
- With Easy Reach Of So Many Amazing Attractions.

Martin & Co are proud to present this stunning Abi Ambleside 49ft x 14ft holiday home located at Oakdene Forest Holiday Park. This unit is perfectly situated and benefits from 2 bedrooms, 2 double showers a luxury kitchen living space and a large decking. This van has to be viewed to truly appreciate its quality.



The stunning Abi Ambleside 40ft x 14ft is a 2018 model which benefits from 2 bedrooms, the master has plenty of storage with a dressing area, fitted wardrobes, an en suite with double shower cubicle, toilet & sink. Bedroom two has space for 2 full size single beds with storage and wardrobes (currently one bed has been removed and a work desk have been fitted), A good size double shower with sink and toilet, a lovely triple aspect open living space with a lounge, dining area and fully fitted luxury kitchen. The park home is situated in a lovely quiet spot and comes with allocated parking for 2. There is a large deck to the front and side with 2 good seating areas. The park home is situated on Oakdene Forest Park where there is an indoor and outdoor swimming pool, sauna, steam room, gym, bar, restaurant & entertainment complex and so much more.

The licence has 16/17 years remaining
 Site fees are £6719.92 per year for 2023/24
 Insurance is approx £250 PA
 Rates are approx. £686.89 PA
 Gas & Electric is metered with a £5.10 per month standing charge for gas

The site shuts from 2nd Jan to 31st Jan every year

Full access to Oakdene leisure facilities

For all details please contact Martin & Co Ringwood on 01425 474005.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.