



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 <small>EU Directive 2002/91/EC</small> 		

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 <small>EU Directive 2002/91/EC</small> 		



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