

Organford Lane, Organford, Organford BH16 6ES



**£149,950**

## 1 bedroom New Park Home

- ✓ AVAILABLE AUTUMN 2018
- ✓ Private Gated Development
- ✓ Fully Furnished 1 Double Bedroom Home
- ✓ Fitted Kitchen With Appliances
- ✓ Spacious Lounge - Dining Area
- ✓ Double Bedroom With Fitted Wardrobes
- ✓ Family Size Bathroom With Shower
- ✓ Parking & Garden Area With Shed

## Description

AVAILABLE NOVEMBER 2018 - One Double Bedroom With Fitted Wardrobes - Vaulted Ceilings - Fully Fitted Kitchen With Appliances - Spacious Lounge - Dining Room - Fully Furnished Throughout - Over 45's Park - Pet Friendly with 6 acre dog walking field - No - Private Parking - Garden Area & Shed - No Stamp Duty - Part Exchange Available Subject To Conditions.

Briefly comprising of the following, one double bedroom, family size bathroom complete with shower, fully fitted kitchen with integrated appliances, dining room, spacious lounge with feature fireplace. Fully furnished throughout to an exceptionally high standard complimenting the internal design of the home.

For further information or to book a viewing, please call us on 01202 770 736 VIEWINGS AND PARK VISITS STRICTLY BY APPOINTMENT ONLY!

## Location

Organford Manor Country Park is built in the grounds of an old manor house, and this private gated residential community offers stunning views of the surrounding farmland and countryside. The park has a designated walking area for pet owners or those who just want a leisurely stroll, and seating has been provided for residents to stop for a chat and enjoy the views.

Organford Manor Country Park is just a short journey away from the historic town of Poole, and its iconic harbour, and 2 miles from the Saxon walled town of Wareham. There is a bus stop available close to the park with an hourly bus service to Poole or Swanage.

In the neighbouring village of Upton you will find doctors, dentist, shops, Costa Coffee, fish & chip shop, and hardware store. Upton is home to Upton Country Park, with over 130 acres of parkland, shoreline and formal estate gardens which host regular events throughout the year.

### Drive Times

Wareham - 5 mins

Poole - 10 mins

A31 - 15 mins

Bournemouth - 15 mins

Swanage - 30 mins

Christchurch - 30 mins

Weymouth - 30 mins

M27 & M3 - 30 mins

A34 - 45 mins

M25 - 1.5 hrs

### GENERAL PARK HOME INFORMATION

ALL HOMES BUILT TO FULL RESIDENTIAL SPECIFICATION

NEW PARK HOMES COME WITH A 10 YEAR MANUFACTURERS WARRANTY

FULL SECURITY OF TENURE FOREVER IN PERPETUITY

PITCH FEE £52.13 PER WEEK AND INCLUDES YOUR SEWERAGE & WATER CHARGE

BAND A COUNCIL TAX - £1,235 PER YEAR 2017/18

MORTGAGES ARE NOT AVAILABLE ON PARK HOMES - CASH PURCHASE ONLY

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDORS AGENT - RIGHT CHOICE PARK & LEISURE HOMES**



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