



Plot 35 – Lark Thistle

Riverview Country Park, Mundole



An opportunity to acquire this Brand-New Lark Thistle Model which has a prime position on the Riverview Country Park.

Luxury twin unit lodge with bright and airy open plan accommodation which is finished to a high specification. The lodge is fully furnished with top quality furniture, soft furnishings and a fully fitted modern kitchen.

Accommodation comprises: Entrance to Utility Area, Open Plan Lounge/Diner and Kitchen. Inner Hallway with access to the Master Bedroom with En-Suite, Further Twin Bedroom and a Shower Room. Further benefits include Gas Central heating, Rear Garden, Front Decking which overlooks the countryside and Off-Street Parking.

Viewing is Essential to Appreciate the Accommodation on Offer.

FIXED PRICE 199,950

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance & Utility Area - 5'6" x 7'3"

Entrance to the property is through a uPVC double glazed door with chrome curtain pole and hanging curtains which leads into the Utility Area. Wall mounted cupboards and base units for storage. Composite sink with mixer tap and drainer. Integrated washing machine. Fitted unit with shelf and open fronted shoe storage with wall mounted coat hooks. Wood effect laminate flooring, single radiator, wall mounted mirror, smoke alarm and recess spotlight to the ceiling.



Open Plan Lounge and Dining Area – 18'6" x 9'5"

Nicely presented & spacious Lounge with uPVC patio door to the side aspect with chrome curtain pole and hanging curtains. Further uPVC double glazed window with roman blinds to the front aspect. Fitted media unit with cupboard storage. Recess light fittings, smoke alarm, carpet to the floor, 2 double radiators and carbon monoxide alarm. Space for a dining table and chairs and there is a further floor to ceiling double window with matching curtain pole and hanging curtains. Access to the kitchen.





Kitchen - 15'4" x 9'2"

Superb modern kitchen, fully fitted with a range of base units, wall mounted cupboards with a roll top work surface. Integrated appliances include an eye level oven and microwave, 4 ring gas hob with stainless steel splash back and overhead extractor fan. Dishwasher, fridge and freezer, composite sink with mixer tap and drainer. Window to the side aspect with roman blinds and patio doors with chrome curtain pole and hanging curtains provides access to the decking. Double radiator, various power points, wood effect flooring and a shelved storage unit.



Inner Hallway

2 recess light fittings to the ceiling, wall mounted heating control panel, carpet to the floor. Built in cupboard houses the boiler. Doors leading to Bedrooms and Shower room.

Master Bedroom - 8'3" x 8'1"

Double Bedroom with window to the rear aspect with roman blind. Recessed lighting. Smoke alarm, carpet to the floor, single radiator. TV and various power points. Door to the walk-in wardrobe and to the en-suite.



Dressing room - 5'7" x 4'4"

Fitted unit which provides part open shelving, hanging storage and drawers. Recessed lighting to the ceiling. Carpet to the floor.

En-Suite - 8'10" x 3'9"

Low level W.C, sink with chrome mixer tap and wall mounted medicine cabinet fronted with a mirror door set within a purpose-built storage unit. Corner shower enclosure with mains operated shower, shower tray and retractable shower screen doors. Air ventilation, wood effect laminate to the floor, ceramic tiling to the walls, heated towel rail and recess lighting. Obscure uPVC double glazed window with roman blind overlooks the side aspect.



Bedroom 2 - 8'11" x 8'11"

Twin Bedroom with window to the side aspect with a roman blind. Carpet to the floor. Recessed lighting. TV and various power points. Single radiator. Door leading to the Dressing Room.



Dressing Room - 6'6" x 4'0"

Fitted unit which provides part open shelving, hanging storage and drawers. Recessed lighting to the ceiling. Carpet to the floor.



Shower room - 6'1" x 5'8"

Low level W.C, sink with chrome mixer tap and wall mounted medicine cabinet fronted with a mirror door set within a purpose-built storage unit. Corner shower enclosure with mains operated shower, shower tray and retractable shower screen doors. Air ventilation, wood effect laminate to the floor, ceramic tiling to the walls, wall mounted coat hooks, heated towel rail and recess lighting. Obscure uPVC double glazed window with roman blind overlooks the side aspect.

Driveway

The driveway provides off-road car parking.

Garden

Timber decking with stepped access and wooden handrail for access. The garden is laid to lawn and is partially enclosed within a fence boundary.



Note 1 –

All light fittings, furniture, blinds, curtains and integrated appliances are included in the sale.

Council Tax Band A

Current Ground Rent is £2625 per annum.

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Retail Price Index. For more information, please get in touch.

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

