



Plot 25 – Delta Stratford

Riverview Country Park, Mundole



An opportunity to acquire this Brand-New Delta Stratford Model which provide luxurious accommodation and in enjoys a prime location 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, Kitchen with Dining Area, Inner Hallway with access to the Master Bedroom with En-Suite and Dressing Room, Further Twin Bedroom with Dressing Room and access to Family Bathroom. Benefits include Gas Central heating, Garden, Decking and Off-Street Parking.

Viewing is Essential to Appreciate the Accommodation on Offer.

FIXED PRICE 179,500

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

Entrance & Utility Area - 3'1" extending to 5'3" x 7'8"

Entrance to the property is through a uPVC double glazed door with obscure glazed panel and small window to the side. Wall mounted xpelair. Work surface with base units, one housing the washing machine/drier. Wall mounted cupboards. Laminate to the floor. Wall mounted coat hooks. Single radiator. Utility Cupboard providing storage space and housing the Morco Series III wall mounted gas boiler. Door leading to the Open Plan Lounge, Kitchen and Dining Area.



Open Plan Lounge, Kitchen and Dining Area – 17'10" x 19'0"

Lounge - 11'7" x 20'5" (maximum measurement)

Nicely presented & spacious Lounge with double sliding patio doors leafing out to the decked area, with hanging voiles, chrome curtain pole and hanging curtains. Focal point of the room is a fireplace. Further window to the side aspect with hanging voiles, chrome curtain pole and hanging curtains. Carpet to the floor. Four recessed lights to the ceiling. TV, BT and various power points. Double radiator.





Kitchen and Dining Area - 9'4" x 18'10"

Superb modern kitchen, fully fitted with a range of base units, wall mounted cupboards with under unit lighting and marble effect work surface. Cookmaster range cooker with large overhead extractor, fridge freezer and integrated slim line dishwasher, microwave, wine fridge, stainless steel sink, drainer and mixer tap. Recessed lighting. Various power points. Window to the side aspect with venetian blind. Laminate to the floor. Within the dining area, there is ample space for a dining room table and chairs. Large floor to ceiling glass panel window to the front aspect and a further window to the side aspect with hanging voiles, chrome curtain pole and hanging curtains. Double radiator.



Inner Hallway

Recessed lighting to the ceiling. Carpet to the floor. Built in cupboard providing hanging and shelved storage space. Single radiator. Doors leading to Bedrooms and Bathroom.

Master Bedroom - 10'8" x 9'6"

Double Bedroom with window to the side aspect with hanging voiles, chrome curtain pole and hanging curtains. Recessed lighting. Carpet to the floor. Double radiator. TV and various power points.



Walk-in Wardrobe - 5'4" x 4'5"

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

En-Suite - 4'11" x 5'4"

Shower Room with walk-in shower enclosure with overhead mains shower and wet wall finish. Low level W.C and wash hand basin with mixer tap within a vanity unit. Wall mounted medicine cabinet fronted by an illuminated mirror. An obscure uPVC double glazed window to the side aspect with venetian blind. Ceiling light fitting & extractor fan. Wall mounted chrome heated towel rail. Chrome accessories. Vinyl to the floor. Laminate to the floor.



Bedroom 2 - 9'0" x 9'6"

Twin Bedroom with window to the side aspect with hanging voiles, chromes curtain pole and hanging curtains. Carpet to the floor. Recessed lighting. TV and various power points. Double radiator. Door leading to the Dressing Room.



Dressing Room - 6'7" x 4'5"

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



Bathroom - 8'8" x 6'7"

Bathroom which can be accessed from the Inner Hallway or the Twin Bedroom. White suite comprising of a low-level WC, shower bath with chrome mixer tap, overhead shower, wet wall finish to the walls and glass shower screen door. Wash hand basin with a chrome mixer tap within a vanity unit providing storage space. Laminate to the floor. Chrome accessories. Wall mounted medicine cabinet fronted by illuminated mirror door. Wall mounted chrome heated towel rail.

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.

