



36 Findhorn, Riverview Country Park, Mundole, Forres



An opportunity to acquire this beautiful Park Home which has been carefully designed and well positioned on the Riverview Country Park.

A premier home with bright and airy open plan accommodation, The Abi Ambleside is in immaculate condition and 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 Hallway, Open Plan Lounge, Kitchen with Dining Area, Master Bedroom with En-Suite, Further Twin Bedroom and a Shower Room. Further benefits include Gas Central Heating, Double Glazing, Garden, Decking which overlooks the countryside and Off Street Parking.

Viewing is Essential to Appreciate the Accommodation on Offer.

OFFERS OVER £130,000

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



Hallway - 8'10" x 5'7" (maximum measurement)

Entrance to the property is through a secure uPVC double glazed door with obscure glazed panels. Hallway provides access to Kitchen with Open Plan Lounge, Shower Room and Bedrooms. 2 recessed light fittings and smoke alarm. Wall mounted carbon monoxide detector. Tile effect vinyl to the floor. Single radiator and single power point. Wall mounted thermostat and heating control. Cupboard housing the Morco gas fired boiler. Wall mounted coat hooks and mirror.





Open Plan Lounge, Kitchen with Dining Area - 19'9" x 13'6"

Nicely presented Lounge, tastefully furnished with patio doors, giving access to the deck seating area and offering countryside views, brushed chrome curtain poles, hanging voiles and hanging curtains. Window to the side aspect and a further window to the side aspect, both with hanging voiles and hanging curtains and brushed chrome curtain poles. Double radiator and single radiator. Carpet to the floor. 5 bulb light fitting to the ceiling. TV point, USB and various points.

Fully fitted, modern equipped Kitchen with a range of base units, wall mounted cupboards and display units. Integrated appliances include a double oven/microwave, 5 ring gas hob with glass splash back and an externally vented overhead extractor, washing machine, dishwasher, and fridge/freezer. Work surface. Composite sink, drainer and mixer tap. Window to the side aspect with wooden venetian blinds. Space available for a dining table and chairs. Three bulb light fitting, 5 recessed lights and carbon monoxide detector to the ceiling. Tile effect vinyl to the floor.







Master Bedroom with En-Suite Shower Room

Bedroom

Bright and airy double Bedroom with fitted furniture providing storage space and incorporating a dressing table with vanity mirror. Window to the side aspect with hanging voiles, curtains and brushed chrome curtain pole. 5 recessed light fittings to the ceiling. Carpet to the floor. TV point, USB and various power points. Single radiator. Door leading to the Shower Room.



En-Suite - 4'1" x 5'11"

Shower Room with low level WC, vanity unit with wash hand basin with mixer tap and shower enclosure with overhead mains shower. Two recessed lights. Tile effect vinyl to the floor. Chrome accessories. Wall mounted mirror and heated towel rail. Shaving point. Window to the side aspect with obscure glass and wooden venetian blind. Extractor fan. Wall mounted medicine cabinet fronted by mirror doors.



Bedroom 2 - 11'3" narrowing to 8'4" x 7'6" narrowing to 3'6"

Twin Bedroom with fitted furniture, dressing table and mirror. Carpet to the floor. TV point, USB and various power points. 3 recessed light fittings. Single radiator. Window to the side aspect with hanging voiles, curtains and brushed chrome curtain pole.



Shower Room - 3'4" x 7'8"

Shower Room with low level WC, vanity unit with wash hand basin with mixer tap and shower enclosure with overhead mains shower. Velux window. Tile effect vinyl to the floor. Chrome accessories. Wall mounted mirror and heated towel rail. Shaving point.

Driveway

Driveway to provide 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 -

The Abi Premier pack model is wider than standard. CanExcel composite cladding and also built to BS3632 residential specification which is designed for year round living.

Note 2 -

All light fittings, furniture, TV's, kitchen equipment, linen, 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

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property. Please call 01309 696296 for an appointment