



11 Findhorn, Riverview Country Park, Mundole, Forres



An opportunity to acquire a 2 Bedroom Park Home located in the popular residential area of Riverview Country Park, Mundole, Nr Forres.

Accommodation comprises a fully furnished; Open Plan Kitchen with Lounge/Diner, Utility Room, 2 Bedrooms, Shower Room and W.C. Hot Tub on the Veranda.

The Town of Forres provides many amenities including a Post Office, Primary and Secondary Schools, Swimming Pool, Supermarkets, Local Shops, Award Winning Parks and an 18 Hole Golf Course, all of which are a short drive from Riverview Country Park.

Further benefits include, Gas, uPVC double glazing, Veranda and Enclosed Garden.

An Internal Viewing is Recommended.

OFFERS OVER £45,000

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

Entrance to the property is via a uPVC Double glazed door with obscure glazed panel inserts.

Open Plan Lounge/Kitchen

Lounge/Diner - 14'11" x 12'5" (maximum measurement)

Lounge/ Diner with 6 recessed spotlights and smoke alarm to the ceiling. Focal point of the room is a wall mounted electric fire. 2 double radiators. TV, BT and various power points. Three uPVC double glazed windows with chrome curtain poles, net and hanging curtains overlooking the side aspects. Further uPVC double glazed patio doors with co-ordinating side glass windows leads on to the Verandah. Carpet to the floor. Ample space available for a dining table and chairs which is included.





Kitchen - 7'4" extending to 12'0"

Modern fitted kitchen providing a range of wall mounted cupboards and base units with a roll top work surface and ceramic tiled splash back. Stainless steel single sink with chrome mixer tap and drainer. Electric cooker and overhead extractor fan. Fridge, Freezer and washing machine. uPVC double glazed window with blind overlooks the side aspect. 5 recessed light fittings. Wood effect vinyl to the floor. Carbon monoxide alarm. Built in cupboard housing the Gas fired boiler. Doors leading to the Bedrooms, Shower Room and WC.



Bedroom 1 - 9'10" x 6'11"

Double Bedroom with window to the side aspect with hanging curtains. Single light fitting to the ceiling. Wall mounted light fittings. Carpet to the floor. Single radiator. Power point. Built in cupboard providing hanging and shelved storage and houses the consumer units.



Bedroom 2 - 7'5" x 5'5"

Twin Bedroom with window to the side aspect with net and hanging curtains. Carpet to the floor. Single power point and single radiator. Wall mounted cupboard. Single light fitting. Wall mounted mirror.



Utility Room - 6'11" x 5'5"

Bedroom, currently being utilised as a Utility Room. Ceiling light fitting, single radiator, various power points, carpet to the floor. Hanging and shelved storage. Wall mounted mirror. uPVC double glazed window with net & hanging curtains overlooks the side aspect.

Shower Room - 4'7" x 7'2"

Low level W.C, pedestal wash hand basin with chrome mixer tap and ceramic tiled splash back, wall mounted mirror. Corner shower enclosure with a mains operated shower and wet wall finish. Ceiling light fitting, heated towel rail, extractor fan and uPVC obscure double-glazed window overlooks the side aspect. Chrome accessories. Wall mounted mirror. Wood effect vinyl to the floor.



W.C - 4'7" x 2'3"

Low level W.C, pedestal wash hand basin with chrome mixer tap and ceramic tiled splash back. Wall mounted mirror. Ceiling light fitting. Single radiator. uPVC obscure double-glazed window to the side aspect with venetian blind. Wood effect vinyl to the floor.

Garden & Parking

The property is accessed via a ramp leading on to the decked area, which then leads to the front of the property where there is an area to sit out and also houses a hot tub.

The garden is enclosed with a fence boundary and mainly laid to lawn. Rotary Drier and Shed.

Allocated space for parking.



Note 1 – The property is sold as seen with all light fittings, blinds, curtains, carpets, integrated appliances and furniture 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