



Plot 34 – Victory Lakewood Riverview Country Park, Mundole



An opportunity to acquire this brand new Victory Lakewood Model which has been carefully designed and well positioned on the Riverview Country Park.

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

Accommodation comprising; Entrance to a Hallway which leads to the Open Plan Lounge, Breakfasting Kitchen with Dining Area, Master Bedroom with En-Suite, Further Twin Bedroom and a Family Bathroom. 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 139,000

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

Entrance Hallway – 11'1" x 4'4"

Entrance to the property is through a secure uPVC door with obscure glazed side panel windows with fitted curtain pole and hanging curtains. 2 recess halogen spotlights to the ceiling, smoke alarm, carbon monoxide alarm, single radiator and utility cupboard provides shelving for storage and houses the combi boiler. Shelved storage. Wall mounted coat hooks, double power point, thermostat control panel and carbon monoxide alarm. Wood effect vinyl to the floor. Open plan to lounge, kitchen and dining area. Further doors lead to the bedrooms and bathroom.



Open Plan Lounge, Kitchen and Dining Area – 19'7" x 12'8"

Lounge

Nicely presented Lounge with large floor to ceiling uPVC double glazed French doors with side panel windows fitted with curtain pole, hanging voiles and curtains which overlook the front aspect. 3 Further matching windows to the side aspects. Recess lights to the ceiling. Area to built-in media unit for a TV with a flame effect fire. TV, Satellite and further power points. Carpet to the floor. Double radiator.





Breakfasting Kitchen and Dining Area

Superb modern kitchen, fully fitted with a range of base units with drawer storage, pull out larder cupboard and wood effect roll top work surface. Integrated eye level single oven and microwave, 5 ring gas hob with glass splash back and overhead extractor. Further integrated washing machine, slimline dishwasher and fridge/freezer. 1 ½ sink with mixer tap and drainer. Various power points, Velux window to the ceiling, double glazed window over the sink, recess lights to the ceiling and a heat detector.

Dining Area has a pendant light fitting, small wood effect flooring, uPVC double glazed window with venetian blinds to the side aspect. Ample space for a table and chairs.



Master Bedroom – 10'3" x 8'8"

Double bedroom with 2 hanging bedside pendant lights, bedside tables, carpet to the floor, TV point, various power points with USB and a built-in dressing table with wall mounted mirror. A recessed wardrobe fronted by sliding mirror doors provides shelved and hanging storage. Further sliding mirror door provides access to the en-suite shower room. Double radiator. uPVC double glazed floor to ceiling windows with hanging voiles, curtain pole and hanging curtains.



En-Suite - 6'8" x 3'7"

Shower Room with walk-in shower enclosure with overhead rain shower head and further mains showering attachment, shower tray, wet wall finish and retractable shower screen doors. Low level W.C and vanity wash hand basin with chrome mixer tap, wall mounted medicine cabinet fronted by a mirror door. An obscure uPVC double glazed window with fitted blinds overlooks the rear aspect. Two light fittings, extractor fan, heated towel rail, chrome accessories and wood effect vinyl to the floor.



Bedroom 2 - 8'0" x 7'2" plus door access

Twin Bedroom with 2 wall mounted light fittings, single radiator, various double power points including USB sockets. Carpet to the floor. TV point. Two built-in fitted single wardrobes providing part shelf and hanging storage with matching side shelf for storage. uPVC double glazed window with roman blind overlooks the side aspect.



Shower Room - 3'7" x 8'1"

Shower Room with walk-in shower enclosure with overhead rain shower head and further mains showering attachment, shower tray, wet wall finish and retractable shower screen doors. Low level W.C and vanity wash hand basin with chrome mixer tap, wall mounted medicine cabinet fronted by a mirror door. Velux double glazed window. Two light fittings, extractor fan, heated towel rail, chrome accessories and wood effect vinyl to the floor.



Driveway

Side 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 wire 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.

