



Plot 33 – Tingdene Harrington Riverview Country Park, Mundole



An opportunity to acquire this Brand New Tingdene Harrington Model which has been carefully designed and well positioned 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 comes fully furnished with top quality furniture, soft furnishings and a fully fitted modern kitchen.

Accommodation comprising; Entrance to Open Plan Lounge, Breakfasting Kitchen with Dining Area, Inner Hallway with access to the 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 199,500

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

L-Shaped Entrance – 7'5" x 5'8" extends to 10'8" x 3'8"

External porch with recess light and composite wood finishings.

Entrance to the property is through a secure double door. 3 recess halogen spotlights to the ceiling, smoke alarm, carbon monoxide alarm, double radiator and open styled shelved feature to the lounge. Utility cupboard provides hanging and shelving for storage. Seated bench with under unit storage. Wall mounted coat hooks, double power point, thermostat control panel and carbon monoxide alarm. Open plan to lounge, kitchen and dining area. Further doors lead to the bedroom and bathroom.



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

Lounge

Nicely presented & spacious Lounge with a large floor to ceiling glass panel window to the front aspect with curtain pole and hanging curtains. Pendant light fitting with 3 further recess lights to the ceiling. Area to built-in media unit for a TV and built-in shelving with 3 recess lights. TV, Satellite and further power points. Wood effect flooring. Double radiator.



Breakfasting Kitchen and Dining Area

Superb modern kitchen, fully fitted with a range of base units, wall mounted cupboards and wood effect roll top work surface. Central island formed a breakfast bar for informal dining on one side and cupboard storage with wine rack and space for a washing machine the other. Stainless-steel sink, chrome mixer tap and drainer. Integrated modern appliances include a 4-ring gas hob with overhead extractor, single under counter oven & grill, fridge/ freezer and space for a washing machine. Floor to ceiling uPVC double glazed window with a roman blind overlooks the side aspect. Various power points. Recessed spotlights and 3 single pendant light fittings, smoke alarm and heat sensor to the ceiling. Wood effect flooring. Double power point with USB.



Dining Area has a pendant light fitting, small double radiator, wood effect flooring, large floor to ceiling glass panel window to the side aspect with curtain pole and hanging curtains. Further French styled patio doors with side co-ordinating windows and matching curtain pole and hanging curtains leads out to the raised decking. Ample space available for a dining table and chairs.



Master Bedroom – 9'0" x 9'7"

Good sized double bedroom with high level uPVC double glazed window with roman blind to the side aspect. Carpet to the floor. Pendant light fitting to the ceiling. Double radiator. High wall mounted TV, Satellite and double power point. Further power points including USB sockets. Slatted privacy feature wall which looks into the dressing area.



Dressing Area – 4'3" x 9'0"

Fitted unit which provides part open plans shelving, hanging storage and drawers. Wall mounted mirror, 2 recess spotlights to the ceiling, carpet to the floor, uPVC double glazed floor to ceiling window with venetian blind overlooks the side aspect. Door to the en-suite shower room.

En-Suite - 9'1" x 3'11"

Shower Room with walk-in shower enclosure with overhead mains shower, shower tray, wet wall finish and retractable shower screen doors. Low level W.C and pedestal wash hand basin with chrome mixer tap, wall mounted mirror and shaver light. An obscure uPVC double glazed window overlooks the rear aspect. Ceiling light fitting, extractor fan, single radiator, chrome accessories and tile effect vinyl to the floor.



Bedroom 2 - 9'2" x 10'5" plus door access

Twin Bedroom with pendant light fitting, double radiator, various double power points including USB sockets. Carpet to the floor. TV point. Fitted double wardrobe providing part shelf and hanging storage with matching side shelf for storage. uPVC double glazed window with roman blind overlooks the side aspect.



Bathroom - 5'7" x 6'6" plus shelved recess

Family Bathroom with white suite comprising of a low-level WC, bath with chrome mixer tap, overhead shower, wet wall finish to the walls and glass shower screen door. Pedestal wash hand basin with a chrome mixer tap. Wall mounted mirror and shaver light. Small double radiator, tile effect flooring, 3 wall mounted shelves. Ceiling light fitting and extractor fan. Obscure uPVC double glazed window with venetian blinds overlooks the side aspect.



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 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.

