



grampian  
**property**  
centre

## **Kinloss Retirement Park Forres, Moray, IV36 3ST**



**FIXED PRICE £255,000**

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

## **WELCOME TO KINLOSS RETIREMENT PARK - EXCLUSIVE LIVING FOR THE OVER 50'S**

A new development of just sixteen luxury residential park homes in an exclusive gated retirement community, set in the grounds of a 19th century estate in the heart of Kinloss village on the edge of Findhorn Bay.

Designed in celebration of Omar's 50th Anniversary, the award-winning Anniversary is a wonderful warm and bright home that is more than just a space to live in, it also provides flexibility in how you choose to live.

The distinctive exterior has a lovely bright and welcoming feel and benefits from boxed out windows with cladding detail, a recessed feature front door under a roof dormer and a unique sun-room with feature glazing.

Inside, an innovative floor plan allows flexibility with folding doors giving the option to open up the living space or to have separate rooms. The master bedroom with its inspired layout continues with this theme and provides practical areas including a dressing area, walk-in-wardrobe and spacious en-suite.

The contemporary interiors are inclusive of all the latest appliances, fixtures, fittings & furniture. The exterior comes finished in high quality stone skirting, steps, raised patio/terrace, paved drive & pathway, and full landscaping - meaning your home is truly turnkey ready.

All homes are designed with you in mind and offer a choice of kitchens, bathrooms, fixtures & finishings.

We have three house types to choose from - The Wentwood & our top of the range homes The Ikon & The Anniversary - situated on larger plots overlooking the landscaped gardens.

Kinloss Retirement Park will be finished to a high standard throughout with new feature entrance walls, victorian street lighting and landscaping complete with visually stunning sculptures & water features. For extra peace of mind we are also covered by cctv & electronic gates - so you can relax knowing your property is safe & secure.

As the park is exclusively for the over 50's this makes for a quiet & peaceful place in which like minded residents can enjoy their retirement years.

There are a number of amenities within walking distance including a spar convenience store, post office, The Abbey Inn Pub & Restaurant, takeaways and a petrol station. The park sits on the edge of a nature reserve and offers stunning walks for miles in each direction.

Less than a two miles away is the village of Findhorn - known as the jewel of the Moray Coast and is famous for its sandy beaches, stunning scenery and the Internationally known Findhorn Foundation eco village & community. The bay is also popular for watersports & outdoor activities - being home to the Royal Findhorn yacht club.

The park benefits from a bus stop at the entrance with a regular local service. We are also well connected for cyclists with a cycle path at the entrance of the park offering easy access to a host of nearby towns & villages.

All homes are constructed to residential standard BS3632 by Stately Albion & Omar Group - Europe's longest established park home manufacturers.

The eco friendly homes are designed for maximum energy efficiency and benefit from low running costs.

In addition the properties come with a 10 year Goldshield warranty.

Full fibre broadband is also available at the development.

First homes released - reservations now being taken.

For more information or to book a viewing get in touch.

## OUR HOMES

### OUR HOMES ARE BUILT TO THE HIGHEST STANDARD BY STATELY ALBION & OMAR - EUROPE'S LONGEST ESTABLISHED PARK HOME MANUFACTURERS

The contemporary interiors are inclusive of all the latest appliances, fixtures, fittings & furniture. The exterior comes finished in high-quality stone skirting & steps, paved drive & pathway, and full landscaping including artificial grass & plants. Meaning your home is truly turnkey ready.

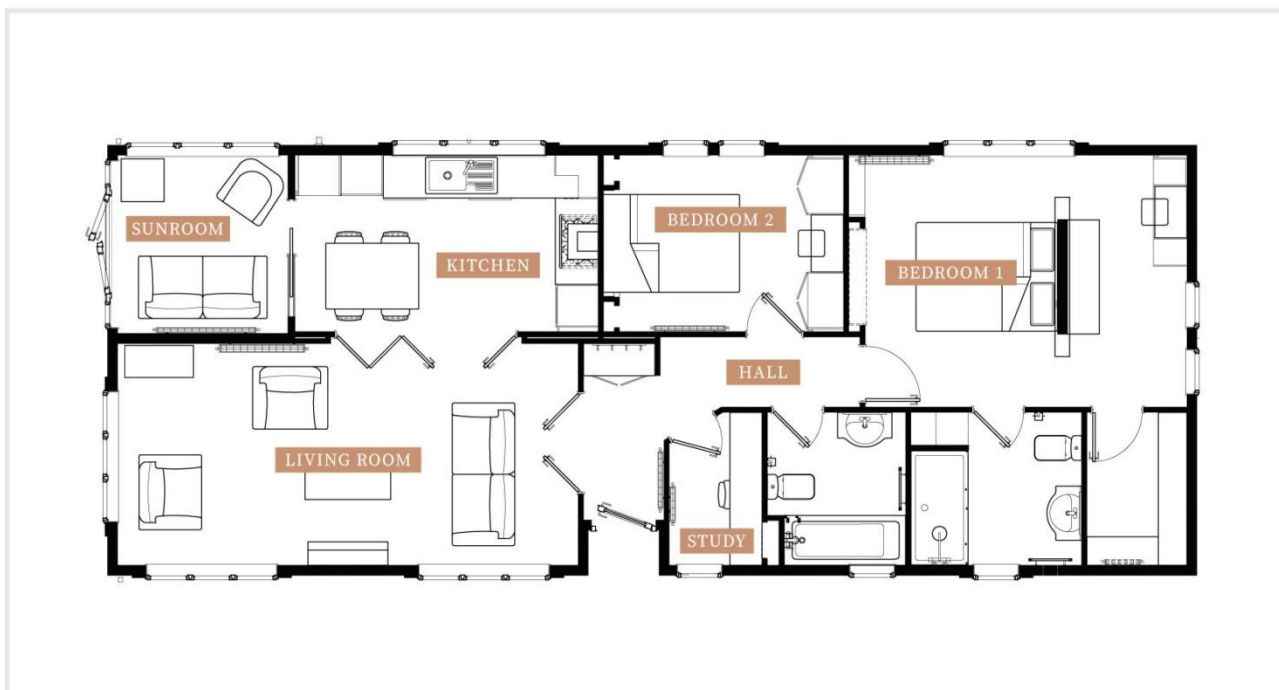
#### Anniversary – 50x20 – Anniversary, 2 Bedrooms, 2 Bathrooms, Study and Sun Room

Designed in celebration of Omar's 50th Anniversary, the award-winning Anniversary is a wonderful warm and bright home that is more than just a space to live in, it also provides flexibility in how you choose to live.

The distinctive exterior has a lovely bright and welcoming feel and benefits from boxed out windows with cladding detail, a recessed feature front door under a roof dormer and a unique sun-room with feature glazing.

Inside, an innovative floor plan allows flexibility with folding doors giving the option to open up the living space or to have separate rooms. The master bedroom with its inspired layout continues with this theme and provides practical areas including a dressing area, walk-in-wardrobe and spacious en-suite.

### FLOORPLAN







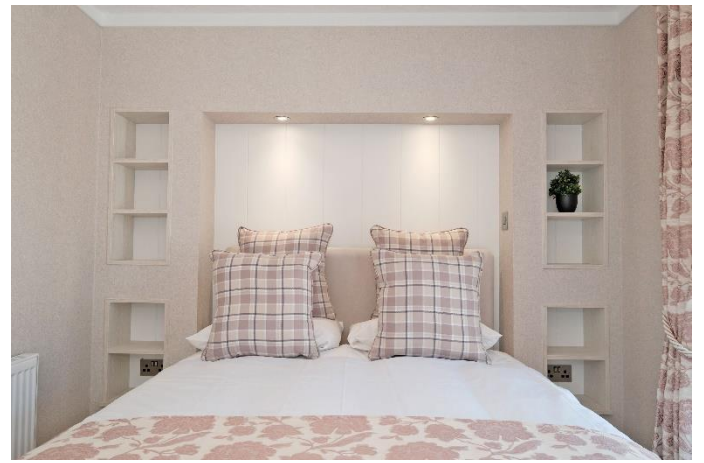














## **LIFESTYLE**

### **THERE'S A NUMBER OF REASONS WHY PARK HOMES HAVE PROVED SO POPULAR WITH THOSE WHO WISH TO DOWNSIZE.**

Whether it be the modern, comfortable features of the homes themselves, the sense of community or the parks, or simply the great value. We're going to take a quick look at five reasons why you might wish to consider a park home if you're thinking of downsizing.

#### **QUALITY OF LIFE**

While downsizing is obviously about moving to somewhere a bit smaller than your current home, that does not mean you have to compromise on quality. Our stunning Park homes are built to promote independence & leisure, in a sizeable and comfortable modern home. Most find that park homes allow them to enjoy a much higher quality of life than they did at their old home, and at a much lower cost. Downsizing to a park home can also help to release equity in your old property allowing you the financial freedom to enjoy your retirement stress-free.

#### **COMMUNITY FEEL**

As Kinloss Park is exclusively for the over 50's this allows for like minded residents to make new friends, enjoy day trips together, take up new hobbies or to simply enjoy their retirement years in peace. We also have a space dedicated for residents to use for book sharing, arts & crafts, games or somewhere just to be able to meet up and have a chat.

#### **LOW MAINTENANCE**

Our homes are designed to need little maintenance and as everything is new there isn't much else to do apart from a fresh coat of paint every few years. Even the exterior landscaping is low maintenance with artificial grass and gravel.

#### **VALUE FOR MONEY**

Our homes are fantastic value for money compared with a traditional property and are even inclusive of all furniture & fittings. They are designed for maximum energy efficiency and benefit from low running costs and the lowest rating for council tax (Band A).

#### **SAFE & SECURE**

Feeling safe is a priority for most people in retirement that's why our park is covered by CCTV for that extra peace of mind when you are away from home.

**Note 1**

All floor coverings, light fittings, curtains, blinds, furniture and integrated appliances are included in the sale.

Council Tax Band Currently A

**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.

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

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

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment