



19 Grosvenor Park, Riverview Country Park, Mundole, Forres IV36 2AD



An opportunity to acquire this bright and airy, modern 1 Bedroom Park Home located on Riverview Residential Park, a desirable parkland setting with the backdrop of the scenic River Findhorn with beautiful walks. The Park, is within easy reach of Forres, where there are Supermarkets, Leisure Facilities, Shops, Golf Course, Train Station and Award Winning Parks.

Fabulous accommodation, comprising; Entrance Hallway, Kitchen, Lounge, Master Bedroom with Jack n Jill Shower Room. Further benefits include Gas Central Heating, Shed and Off Street Parking.

Viewing is Essential to Appreciate the Accommodation On Offer

OFFERS OVER £95,000

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

Entrance

Entrance to the property is through a secure uPVC double glazed door with glazed panel and windows to each side, with chrome curtain pole and hanging curtains.

Hallway - 11'5" x 3'6"

Three recessed light fittings and coving to the ceiling. Carpet to the floor. Single radiator. Wall mounted heating control. Built in linen cupboard with shelved storage. Open plan to the Kitchen.



Breakfasting Kitchen - 13'1" x 9'1"

Kitchen, fully fitted with a range of base units, wall mounted cupboards and roll top work surface. Ceramic tiling to the walls. Stainless steel sink, drainer and mixer tap. The focal point is an island unit. Integrated modern appliances include a 4-ring electric hob, overhead extractor, single oven and fridge/ freezer. Space is available for a washing machine. Windows to the side aspect with roller blind and a recessed spotlight. Further window from floor to ceiling looking onto the verandah, with wrought iron curtain pole and hanging curtains. Ample space is available for a dining table and chairs. Various power points. 6 recessed spotlights, coving and smoke alarm to the ceiling. Double radiator and various power points. Access to the Lounge with curtain pole and hanging curtains.





Lounge - 12'1" x 13'1"

Beautifully presented Lounge with bay window to the front aspect with wrought iron curtain pole and hanging curtains. The focal point of the room is a fireplace with wooden surround, marble hearth, inset and electric fire. Patio door leading out to the Verandah, with wrought iron curtain pole and hanging curtains. TV, BT and various power points. Double radiator.





Bedroom - 11'0" x 11'6" (maximum measurement)

Spacious and well presented double Bedroom with window to the side aspect with wrought iron curtain pole, hanging voiles and curtains. 8 recessed spotlights and coving to the ceiling. Carpet to the floor. Wall to wall fitted wardrobes offering ample hanging and shelved storage. Doors leading to the Bathroom and Hallway. Various power points. Double radiator.





Shower Room - 7'5" x 9'3"

Shower Room with low level WC with concealed cistern, vanity unit with wash hand basin & mixer tap and shower enclosure with overhead mains shower. Ceramic tiling to the walls. Heated towel rail. Window to the side aspect with obscure glass. Chrome accessories. Doors leading to Bedroom and Hallway.



Driveway & Shed

Tarmac driveway providing off street parking for several cars. Stone built shed provides storage space.



Garden

An area of composite decking to the side and front of the park home. The garden, mainly laid to lawn with paved patio seating area to the rear of the property, with open views to the fields behind. Fence boundary. Rotary drier. Bin Storage.



Note 1 -

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

Note 2 – Currently, the Site Fees for 19 Grosvenor Park are £172.68 per month

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