3 Oak Grove, Riverview Country Park, Mundole, Forres IV36 2SZ



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

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.

Accommodation comprises; Open Plan Kitchen/Diner and Lounge, Double Bedroom with En-Suite WC, Twin Bedroom and Shower Room. Further benefits include, LPG Mains Gas, uPVC double glazing, Decking, Parking and Enclosed Garden.

An Internal Viewing is Recommended.

OFFERS IN THE REGION OF £60,000

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

Entrance to the property is via a secure uPVC door with obscure glazed panel insert.

Open plan Kitchen and Lounge - 11'8" x 20'5"

Lounge

Lounge with patio doors leading out to the decked area, windows with chrome curtain pole and hanging curtains. Further windows to the side aspect with chrome curtain pole and hanging curtains. Wood effect hard wearing laminate to the floor. Double radiator, TV, BT and various power points. Recessed spotlights, smoke alarm and carbon monoxide detector to the ceiling.





Kitchen/Diner

Fully fitted Kitchen with a range of base units and wall mounted cupboards. Roll top work surface and upstand. Integrated appliances include a single oven, 4 ring gas hob with glass splash back, overhead extractor with lighting and microwave. Space available for a dishwasher, fridge/freezer and washing machine, which are included in the sale. Built in cupboard housing the gas fired boiler. Composite sink, drainer and mixer tap. Window to the side aspect with roller blind . Various power points. Hard wearing laminate to the floor. Ample space available for a dining table and chairs. Door leading to the Hallway.



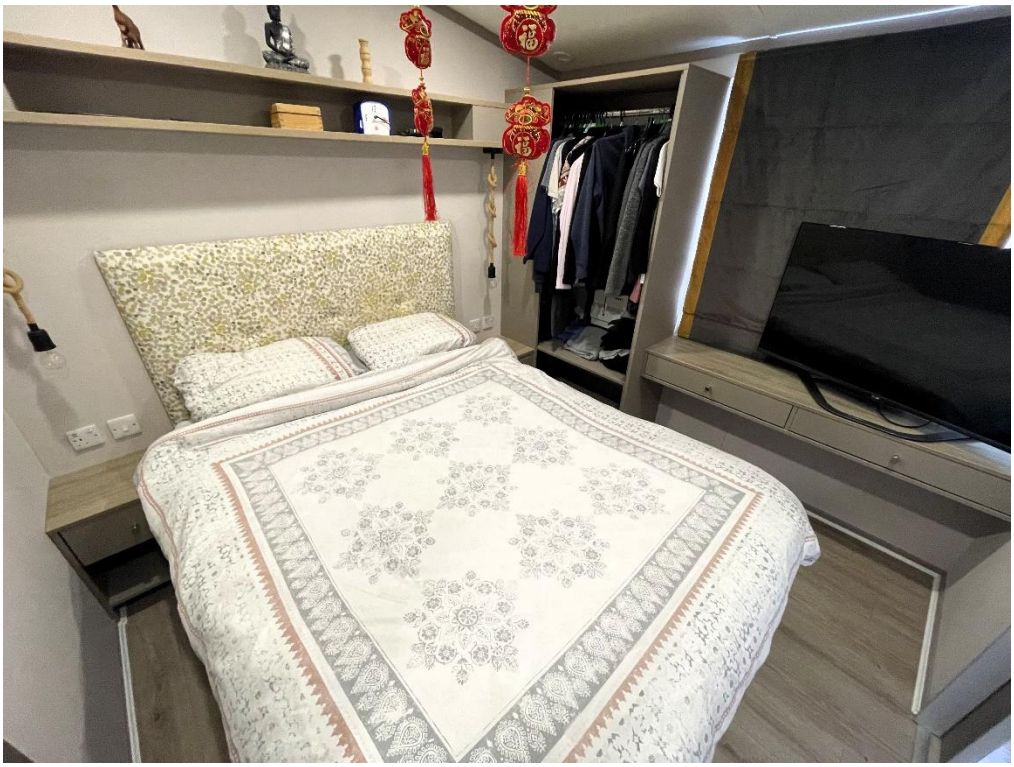


Inner Hallway - 2'5" x 5'10"

Hallway providing access to the Bedrooms and Shower Room. Two recessed light fittings and smoke alarm to the ceiling. Single radiator. Hard wearing laminate to the floor. Window to the side aspect with obscure glass.

Double Bedroom - 8'5" x 9'3"

Sliding door leading to a Double Bedroom with window to the side aspect with Roman blind. Hard wearing laminate to the floor. TV point and various power points. Smoke alarm. Single radiator. Fitted furniture providing ample storage space. Two single light fittings. Wall mounted mirror. Door leading to the En-Suite. Four recessed spotlights to the ceiling. Sliding door leading to the En-Suite.







En Suite - 5'8" x 2'3"

Low level WC and pedestal wash hand basin with mixer tap. Window to the side aspect with obscure glass and venetian blind. Hard wearing laminate to the floor. Wall mounted mirror and heated towel rail. Chrome accessories. Recessed light fitting. Various power points.

Twin Bedroom - 7'10" x 7'2" extending to 9'7"

Bedroom with window to the rear aspect with Roman blind. Carpet to the floor. Single spotlight to the ceiling. Single radiator. Various power points. Two recessed spotlights to the ceiling. Wall mounted mirror. Storage space.

Shower Room - 3'7" x 4'9"

Shower Room with low level WC, circular wash hand basin & mixer tap within a vanity unit and shower enclosure with overhead mains shower. Medicine cabinet fronted by a mirror door. Heated towel rail. Chrome accessories. One recessed spotlight to the ceiling. Wall mounted mirror and shelving. Window to the side aspect with wooden blinds.



Verandah, Enclosed Decked Garden and Off Street Parking

Steps leading to a wooden wrap around verandah.

Fabulous enclosed garden area, which is decked and gives a great degree of privacy.









Note 1 – All light fittings, blinds, curtains, carpets and integrated appliances are included in the sale.

Note 2 – Ground rent currently £253.81per month

Council Tax Band “A”

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