



10a Springbank, Mundole, Forres IV36 2JH



An opportunity to acquire a 2 Bedroom Chalet 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; Entrance Porch, Lounge Diner, Breakfasting Kitchen, Two Bedrooms, Shower Room and Rear Porch. Further benefits include Gas Central Heating, Garage and Large Garden.

OFFERS IN THE REGION OF £60,000

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

Entrance Porch - 5'9" x 9'7"

Entrance to the Chalet is through a secure wooden door with glazed panel inserts. Carpet to the floor. Window to the side aspect with venetian blinds.

Hallway

Single light fitting and smoke alarm to the ceiling. Carpet to the floor. Double radiator. Doors leading to the Lounge Diner, Breakfasting Kitchen, Bedrooms and Shower Room.

Lounge Diner - 23'9" x 9'6"

Nicely presented Lounge with ample space available for a dining table and chairs. Carpet to the floor. Single pendant light fitting to the ceiling. Two wall mounted light fittings. Two windows to the side aspect and a further window to the rear aspect, with chrome curtain poles and hanging curtains. TV, BT and various power points. Two double radiators. Multi panel glazed doors leading to the rear porch.





Rear Porch - 9'0" x 3'4"

Secure uPVC double glazed door with security spy hole, leading from the Garden. Wall mounted coat hooks. Window overlooking the Garden. Vinyl to the floor. Wall mounted light fitting.



Breakfasting Kitchen - 9'6" x 10'1"

Kitchen with a range of base units and wall mounted cupboards. Roll top work surface. Space available for a cooker and washing machine. Stainless steel sink, mixer tap and drainers. Window to the rear aspect and a further window to the side aspect, both with roller blinds. Pantry providing storage space, work surface and two spotlights. Built in cupboard housing the wall mounted gas fired Worcester boiler. Vinyl to the floor. 3 bulb light fitting to the ceiling. Xpelair. Wood linings. Carbon monoxide detector. Various power points.

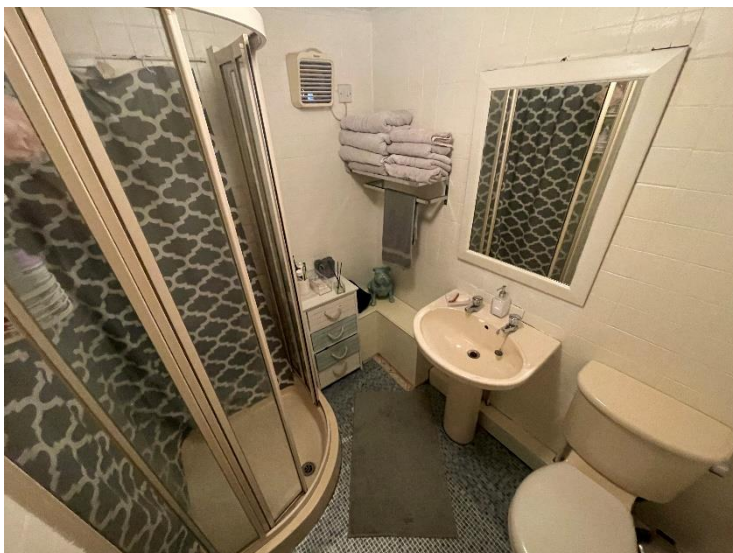
Bedroom 1 - 9'5" x 11'9"

Double Bedroom with window to the front aspect and a further window to the side aspect with chrome curtain poles and hanging curtains. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Painted wood panelling. Double radiator.



Bedroom 2 - 7'0" x 9'4"

Single Bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Single radiator. Window to the front aspect with hanging curtains and curtain pole. Various power points.



Shower Room - 6'8" x 5'6"

Low level WC, pedestal wash hand basin and corner shower enclosure with overhead electric shower. Wall mounted xpelair. Single light fitting to the ceiling. Vinyl to the floor. Wall mounted mirror.

Garden

Large Garden Grounds with so much potential, mainly laid to lawn with mature shrubs, trees, ornamental pond and enclosed by a fence boundary. Patio seating area. Rotary drying.

Garage & Parking

Timber Garage and off street parking.



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

Note 2 - £130.00 per month for Ground Rent

Council Tax Band A – no water or waste charge (included in the ground rent)

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