



10 Grosvenor Park, Forres, IV36 2UL



An opportunity to acquire a 2 Bedroom Park Home located in a popular residential area on the outskirts of Forres.

Grosvenor Park is located on Riverview Country Park at Mundole, by Forres. The established development provides luxury furnished homes for the over 50's, in a quiet and secluded area with Woodland and the River Findhorn to the backdrop.

Accommodation comprises; Kitchen, Lounge Diner, Master Bedroom En-Suite, Twin Bedroom, Shower Room. Further benefits include Gas Central Heating and Double Glazing, Garden, Driveway and Shed.

OFFERS IN THE REGION OF £90,000

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

Entrance through a secure uPVC double glazed door with obscure glazed panel.

Kitchen - 16'3" x 7'10" (maximum measurement).

Fitted Kitchen with a range of base units, wall mounted cupboards and display shelf. Roll top work surface. Stainless steel sink, drainer and mixer tap. Space is available for a fridge freezer, washing machine and cooker with double oven and gas hob. Wood effect vinyl to the floor. Window to the side aspect with venetian blind. Built in cupboard housing the Gas fired boiler. Various power points. Built cupboard. Three recessed lights to the ceiling. Doors leading to the Shower Room and Bedrooms.



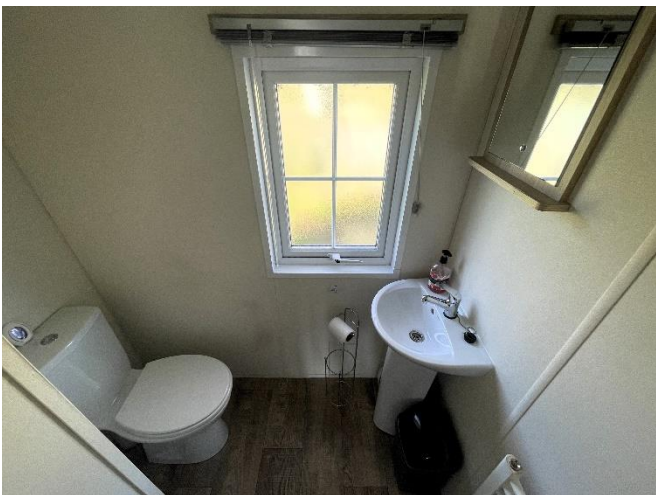
Lounge Diner - 15'2" x 12'6" (maximum measurement)

Lounge with window to all aspects with net curtain, chrome curtain poles and hanging curtains. Double French door leading onto the decked area at the front of the property. Focal point of the room is a wall mounted electric fire. Two double radiators. Wood effect vinyl to the floor. 6 recessed lights to the ceiling. Carbon monoxide detector and smoke alarm.



Master Bedroom with En-Suite - 12'6" x 7'6" (maximum measurement)

Double Bedroom with window to the side aspect with hanging curtains. Single light fitting to the ceiling and two wall mounted lights. Carpet to the floor. Various power points. Built in cupboard providing ample storage space. Single radiator.

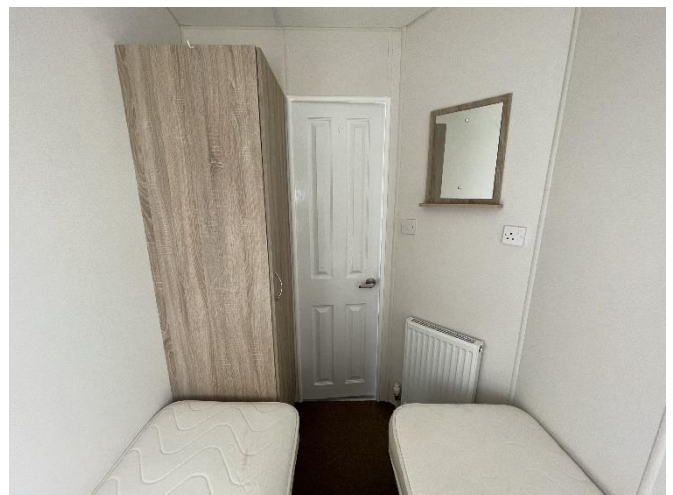


En-Suite - 5'3" x 3'11"

Low level WC, pedestal wash hand basin with mixer tap. Heated towel rail. Window to the rear aspect with venetian blind. Wall mounted mirror. Single light fitting to the ceiling.

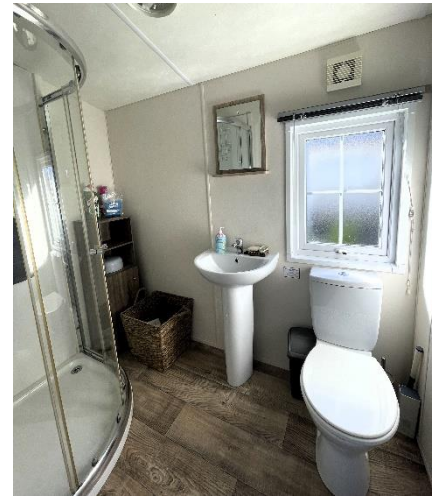
Twin Room - 8'0" x 5'5"

Single light fitting to the ceiling. Window to the side aspect with net curtains and hanging curtains. Wall mounted mirror. Carpet to the floor. Single radiator. Various power points.



Shower Room - 7'2" x 4'7"

Shower Room with low level WC, pedestal wash hand basin and corner shower enclosure with overhead mains shower. Single light fitting to the ceiling. Wall mounted heated towel rail. Wall mounted mirror. Wood effect vinyl to the floor. Window to the side aspect with venetian blind.



Garden, Shed and Driveway

The Garden is mainly laid to grass with a paved patio seating area and rotary drier. Metal shed providing garden storage. Tarmac driveway providing off street parking for several cars.



Note 1 –

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

Council Tax Band A

Ground Rent Currently £166.36 Currently Per Month

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

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

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

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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

Please call 01309 696296 for an appointment.
