

5 Thunderton Place, Elgin IV30 1BG



01343 548505



elgin@clunys.co.uk



www.clunys.co.uk

## 13 Ashgrove Park Elgin IV30 1UR

**REDUCED BY £5000 TO £90,000**



Situated in the over 50s Ashgrove Park in Elgin, this beautifully appointed two bedroom park home would make an ideal retirement property

**PARK HOME**

**TWO DOUBLE BEDROOMS**

**GARDEN**

**GARAGE AND OFF-STREET  
PARKING**

**GAS CENTRAL HEATING**

**DOUBLE GLAZING**

**COUNCIL TAX BAND A**

**GROUND RENT £132.90 PER MONTH**

**VIEWING HIGHLY RECOMMENDED**

**Reduced to  
£90,000**

**E765**

This beautifully finished two bedroom park home is situated in the over 50s Ashgrove Park in Elgin.

In move in condition, this property comprises a modern kitchen, separate dining room, large living room, two double bedrooms and a bathroom. There is a private block-paved driveway, garage and wrap-around garden.

Benefiting from gas central heating and double glazing, a viewing is highly recommended.

A monthly ground rent, currently £132.90, is payable for this property.







**If you are thinking of selling your property, we would be delighted to offer a free valuation  
Please contact us on 01343 548505**



- Kitchen 3.72m x 2.88m 12'2" x 9'5"
- Dining Room 2.95m x 2.73m 9'8" x 8'11"
- Lounge 5.90m x 3.36m 19'4" x 11'0"
- Bedroom 1 3.34m x 2.88m 10'11" x 9'5"
- En Suite 2.85m x 1.29m 9'4" x 4'3"
- Bedroom 2 2.65m x 2.29m 8'8" x 7'6"
- Bathroom 1.99m x 1.70m 6'6" x 5'7"



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.