



**The Wentwood, Nia Roo Retirement Park,**  
Newmachar, AB21 0UG





Kitchen



Dining room



Master bedroom

## The Wentwood, Nia Roo Retirement Park, Newmachar, AB21 0UG

### The Wentwood two-bedroom park home

- Exclusive, Over-50's retirement community
- Two bedroom park home with study
- Complimentary furnishing package plus curtains and
- Double glazing, gas central heating
- 10yr Gold Shield structural warranty
- Private garden and parking bay



**Two** beds.



**Two** bathrooms.



**Two** public rooms.



## The Wentwood two-bedroom park home

Imagine a place where you can enjoy an excellent quality of life in a peaceful, bungalow home with the financial freedom to enjoy your retirement, stress-free.

Nia Roo Retirement Park is a new development of luxury 2 and 3 bed park homes for persons over the age of 50. Please note images are for illustration purposes only, finishings and layouts may vary

All park homes at Nia Ross include a complimentary furnishing package including all flooring and carpets, stylish curtains and blinds, comfortable lounge and dining room furniture, wall mounted lounge fire, luxury double beds and quality bedroom furniture. Externally, the properties have been finished with a combination of render and cladding which adds both protection and character.

The two-bedroomed Wentwood park home has clean, unfussy lines and stunning vaulted ceilings that provides a light and airy environment and ultimately creates the impression of vast interior space.

The attractive lounge offers modern, exciting décor with beautiful cathedral windows making this a light and airy living space while a feature fireplace adds to the relaxed atmosphere. Leading from the lounge is the dining room with ample space to enjoy happy gatherings.

The kitchen is particularly well appointed with a range of contemporary units and fully integrated appliances. Adjoining the kitchen is a convenient utility/laundry room with ample storage cupboards, larder unit, integrated washer/dryer and the rear door which leads outside to the garden grounds.



Guest bedroom



Main bathroom





The Wentwood



Development plan

There is a generously proportioned guest bedroom with beautiful large windows and double wardrobes.

The bathroom comprises wc., washbasin and a glamorous roll-top bath with elegant stone-effect wall tiles and tasteful vanity unit.

These park homes have very low running costs and benefit from double glazing and gas central heating. Each property will have their own allocated area of garden and a designated parking space.

By special arrangement, decking, a garage and a storage shed can also be included.

The amenity grounds at Nia Roo will be landscaped to an exceptional standard with a handsome, granite entrance, Victorian street lights, art sculptures and water features. For extra peace of mind, there will also be CCTV throughout the estate.

All park homes at Nia Roo will be constructed by Stately Albion to the residential standard BS3632 and the properties will be sold under the Mobile Homes Act 1983.

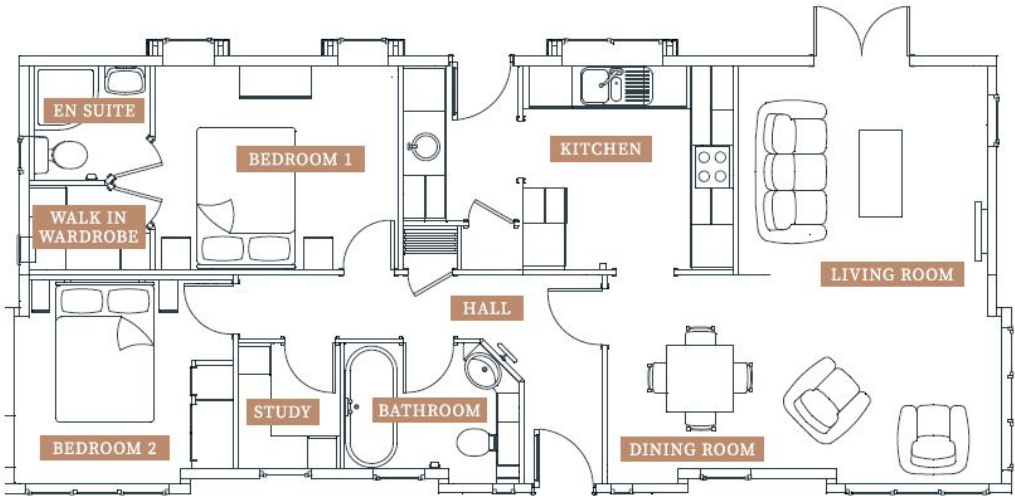
In addition, the homes come with a Gold Shield warranty which provides protection for 10 years against any major, structural defects.

Each plot will come with a 99 year lease for which modest, annual site fee will be levied. Council Tax Band A will apply. Fibre broadband is available at the development.

Accommodation and plans

Lounge	19'10" x 12'8"	6.05m x 3.86m
Kitchen	9'10" x 9'5"	3m x 2.87m
Dining room	9'5" x 9'5"	2.87m x 2.87m
Utility	9'5" x 5'3"	2.87m x 1.6m
Master bedroom	11'8" x 9'5"	3.56m x 2.87m
Ensuite	5'9" x 4'7"	1.75m x 1.4m
Guest bedroom	11'6" x 9'5"	3.51m x 2.87m
Main bathroom	9'2" x 4'5"	2.79m x 1.35m

WENTWOOD FLOORPLAN



## Directions

From Dyce, proceed north along the A947 Oldmeldrum/Banff road towards Newmachar. There are two distinctive bus shelters just before the entrance to Nia Roo and the development is also well signposted by Ledingham Chalmers For Sale signs.

The Nia Roo reception office and car park are just inside the gates to the park on the left.

## Location

Nia Roo Retirement park is within a few miles of the village of Newmachar. There are bus stops at the entrance to the development with regular routes to and from Dyce and Newmachar where there is a selection of grocery shops, fish and chips, hairdressers and a country pub. Newmachar 18-hole golf course is close-by as are many walking trails and National Trust properties. Dyce airport and train station are also within a few minutes drivetime.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

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