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7 Murray Court, Annan, DG12 6FD
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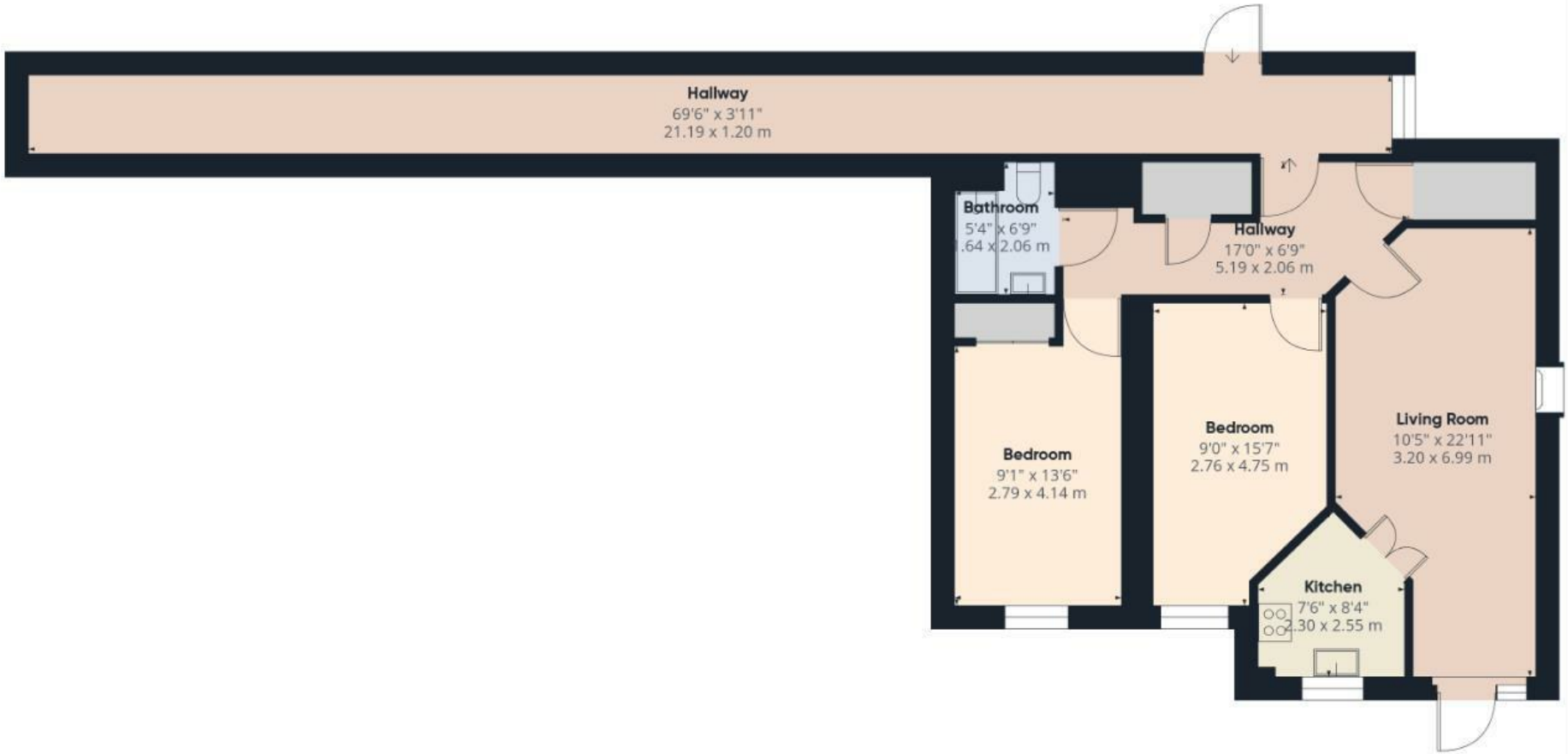
Offers Over £90,000

Well presented two double bedroom ground floor apartment within this McCarthy & Stone retirement complex for clients aged 60 years and above. Ready for the new owner to move in and make their personal haven, with the additional benefit of having a communal lounge, laundry and guest suite, all being within walking distance of Annan town centre. Contact Hunters today to arrange your viewing.

The ground floor accommodation, which has an entry intercom system, briefly comprises: hallway, living room, kitchen, two bedrooms and wetroom/shower room. Communally, there is a lounge, laundry room, guest suite and gardens. Electric storage heating where stated and double glazing throughout. EPC - and Council Tax Band - B

Conveniently situated within Annan, the property enjoys excellent access to a wealth of local amenities and transport connections. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

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Approximate total area(1)

957 ft²

88.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ENTRANCE HALLWAY
Entrance door from the communal hallway, with internal doors to the living room, two bedrooms and shower room, three storage cupboards and electric storage heater.

LIVING AND DINING ROOM
Rear facing living and dining room with double glazed door and double glazed window leading into the communal courtyard garden. Incorporating electric storage heater and double doors to the kitchen.

KITCHEN
Fitted kitchen comprising of base and wall units with complimentary worksurfaces over and tiled splashbacks above. Electric hob with extractor unit, above and built in oven below. Space allowing for a fridge and freezer, sink unit with mixer tap and double glazed window to the rear elevation.

BEDROOM 1
Rear facing bedroom with double glazed window, electric storage heater and built in wardrobe with mirrored bi- folding doors.

BEDROOM 2
Rear facing bedroom with double glazed window and electric storage heater.

WETROOM/SHOWER ROOM
Three piece suite comprising vanity unit with wash hand basin, low level opening screen leading into the shower area, low level WC, wall mounted heater and extractor fan.

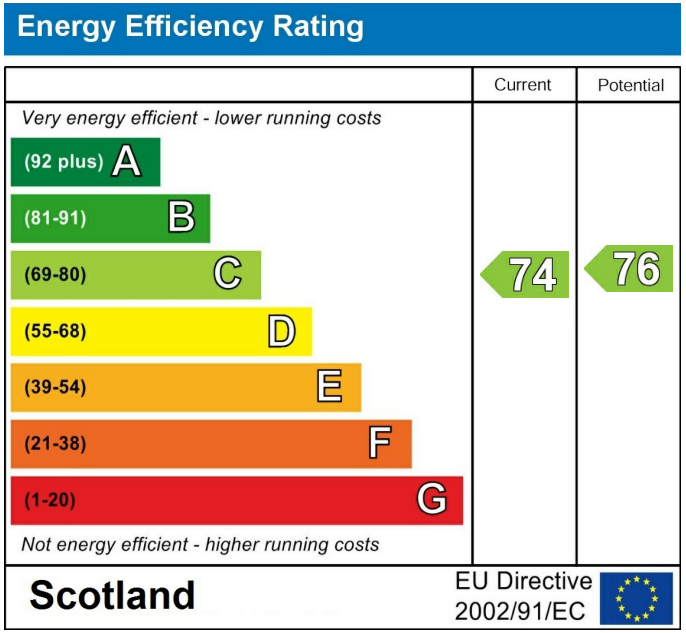
COMMUNAL AREAS
Residents lounge with regular activities, laundry room, bin room, gardens and bookable guest suite.

HOME REPORT
The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.

PLEASE NOTE
We would like to advise prospective buyers the apartment are for buyers aged 60 years and above. A service charge is payable: the annual amount is £4200 per annum.

WHAT3WORDS
For the location of this property please visit the What3Words App and enter - contacts.bypassed.cubs

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


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