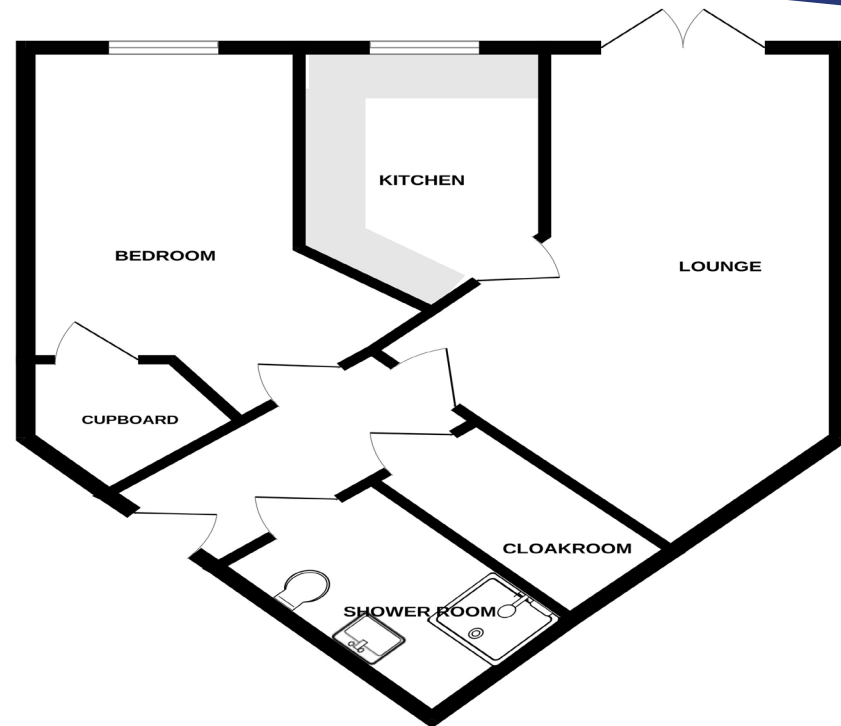




Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains, and washing machine.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

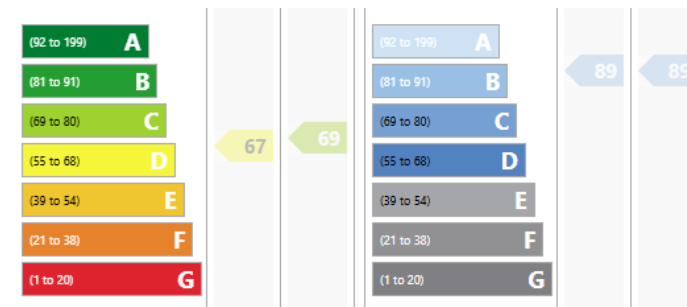
Home Report

Home Report Valuation - £210,000

A full Home Report is available via Munro & Noble website.

Factoring Fee

The service charge is £200.85 PCM. This covers the cost of the following: cleaning of communal windows, electricity, heating, lighting and power to communal areas, 24-hour emergency call system, upkeep of gardens and grounds, repairs and maintenance to the interior and exterior communal areas, 1% Contingency fund including internal and external redecoration of communal areas and buildings insurance.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



7 Oakwood Court

Inverness

IV2 3FN

A one bedroomed, ground floor apartment located within the MacCarthy & Stone retirement home complex that is fully double glazed, has electric heating and a modern shower room.

OFFERS OVER £210,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Retirement Apartment



1 Bedroom



1 Reception



1 Shower Room



Electric



Communal Garden



Residents' Parking

Kitchen



Shower Room



Bedroom



Walk-in Wardrobe



Lounge/Dining Room



Property Description

A fantastic opportunity to purchase an appealing one bedroomed, ground floor apartment situated within the exclusive MacCarthy & Stone retirement home complex in the city of Inverness. Designed solely for the over 60's, this property would make a lovely home for couples or an individual and represents an ideal purchase for those seeking independent living, with the reassurance of 24-hour assistance. The modern development is located in the desirable Crown district, just a few minutes walk from the city centre, and has been designed with security and comfort in mind and offers a range of luxuries including a residents lounge (which has a wide range of activities) a roof terrace and sun lounge, guest suite, house manager, pull cords and lift access to all floors. The property is accessed via a secure entry system and number 7 can be found on the ground floor, to the left elevation. The immaculate accommodation consists of an entrance hall with a generously sized storage cupboard, an elegant shower room which comprises a walk-in shower with stylish tiling, a VWC and a vanity wash hand basin, a double bedroom which boasts a walk-in wardrobe and a welcoming open plan lounge/dining room which has French doors opening onto the well-placed patio area that overlooks the attractive garden grounds. Completing the accommodation is the well-appointed kitchen which is accessed from the lounge/dining room. This room is fitted with contemporary wall and base mounted units with worktops, has a stainless steel sink with mixer tap and drainer, splashback and integral goods include an electric hob with extractor over, an electric oven, a washing machine and a fridge-freezer. Further pleasing features include double glazed windows and electric heating and early viewing is recommended to appreciate all the apartment has to offer.

Externally, the complex sits within landscaped communal garden grounds and has various seating areas to enjoy the pleasing outlook. There is also a mobility scooter storage unit complete with charging point and residents parking is by allocated space subject to availability and can be discussed with the house manager. Please note, It is a condition of purchase that single occupants must meet the age requirements of 60 years and any second occupant must be over the age of 55 years. The Crown area of Inverness is well serviced by local amenities at Kingsmills which includes a general store, a deli, a hairdresser, a dentist, a bakery, a cafe and a hotel with bar and restaurant.

Lounge/Dining Room



Patio Area



Sun Lounge



Rooms & Dimensions

Entrance Hall

Shower Room

Approx 2.04m x 2.16m

Bedroom

Approx 4.21m x 3.71m

Storage Cupboard

Approx 1.20m x 2.21m

Lounge/Dining Room

Approx 6.35m x 4.29m

Kitchen

Approx 2.28m x 2.57m

Roof Terrace



View from Roof Terrace

