



**Harper
Macleod LLP**
Estate Agents & Solicitors



32 Royal Ness Court Ness Walk, Inverness, IV3 5TE

Offers over £110,000

Fabulous one bedroom first floor apartment in an extremely desirable complex, built by McCarthy & Stone, which forms part of a purpose built 3 storey retirement complex of 48 apartments for the over 60s, conveniently located within walking distance of the River Ness, Eden Court, Floral Hall, Bowling Club, Tennis & Squash Club, Inverness Leisure Centre, restaurants and the City Centre.

The complex has been finished to a high standard and benefits from a secure entry system, emergency pull cords in each apartment, residents parking and well maintained communal garden ground.

There is a communal lounge for socialising, kitchen, cloak room, guest suite and laundry. A House Manager is based at the complex to assist with the day to day running.

This is a peaceful place to enjoy your retirement.

Viewing highly recommended

Rooms

Communal entrance

The secure communal entrance opens into the main hallway. There is a communal lounge, kitchen, cloak room, guest suite and laundry. Lift and stair access to first floor.

Apartment entrance

The apartment is located on the first floor and can be accessed by the lift or staircase.

Hallway

5'5" x 7'8" (1.66m x 2.35m)

Doors to lounge, shower room and bedroom. Smoke alarm. Emergency pull cord. Intercom. Walk in cupboard with shelves housing the electrics. Carpet.

Lounge

21'2" x 11'8" (6.47m x 3.56m)

Juliet balcony to front. Emergency pull cord. T.V. point. Smoke alarm. Carpet.

Kitchen

6'11" x 7'4" (2.11m x 2.24m)

Window to front. Wall and base units with worktop and tiling. Integrated electric hob, extractor and electric oven. Free standing fridge. Free standing freezer. Dimplex wall heater. Heat alarm. Emergency pull cord. Vinyl flooring.

Shower

5'6" x 6'7" (1.69m x 2.01m)

White WC and wash hand basin set in vanity unit with mirror, shaver light and socket above. Walk-in shower cubicle with shower screen and curtain. Extractor. Tiling to all walls. Tiled flooring.

Bedroom

8'8" x 12'3" (2.66m x 3.75m)

Window to front. Double mirrored wardrobes. Emergency pull cord. Carpet.

Outside

Landscaped garden ground with seating area to the front of the property and off street parking.

Factoring

The Factors of the property are First Port Services and an annual service charge of approximately £2,240 is payable for the upkeep of all the communal areas and buildings insurance.

Note

Certain criteria applies to purchasers per the Deed of Conditions relating to the complex.

Extras

All fitted carpets, curtains, blinds, fridge and freezer are included in the sale price.

Heating and glazing

Electric heating and double glazing.

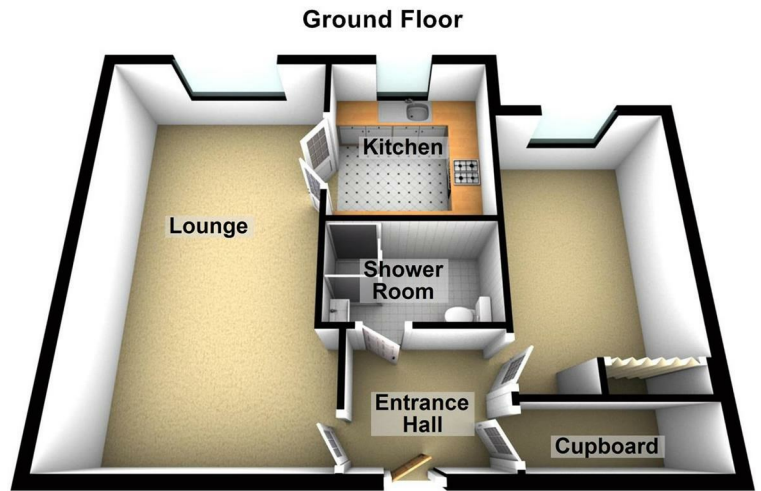
Services

Mains electricity, water and drainage.

EPC Rating C

Council Tax Band C





This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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