

4 Royal Ness Court

Ness Walk, Inverness, IV3 5TE

Offers Over £115,000



- Fantastic ground floor 1 bedroom retirement apartment
- Close to the River Ness, city centre and local amenities
- Open plan lounge/diner, kitchen
- Double bedroom, bathroom
- Secure entry, shared facilities, residents parking
- EPC Band B

A fantastic opportunity to purchase a well presented ground floor apartment in a custom built Retirement development, just a short distance from the River Ness. Decorated in neutral tones, this lovely apartment is in good condition with spacious accommodation throughout. The bright open-plan lounge/dining room has ample space for a dining table and 4 chairs giving access to the shared rear garden. There is a fitted kitchen with integrated electric hob, oven, extractor, under counter fridge and freezer. The double bedroom benefits from fitted wardrobes and has fitted furniture. Completing the accommodation is the bathroom with shower over bath. There is a large hall cupboard which provides plenty of storage space. There is double glazing and electric storage heating throughout. Set within a purpose built retirement complex, the property benefits from lift access, a secure entry system and shared facilities including a laundry room, resident's lounge and house manager. There are emergency pull-cords throughout the flat with 24/7 response. Outside there is residential parking with some overflow spaces. This is a great opportunity for a retired person (minimum age of 60) or a couple (one must be over the age of 60 and the other over 55) looking for an immaculate property, just a short distance from the city centre.

Rooms

Lounge / Diner	(24' 1" x 10' 8") or (7.34m x 3.25m)
Kitchen	(7' 7" x 7' 5") or (2.32m x 2.25m)
Bedroom	(9' 2" x 13' 9") or (2.79m x 4.18m)
Bathroom	(5' 7" x 6' 9") or (1.69m x 2.07m)

Services

Mains electricity, water and drainage.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles, curtains and window blinds. Integrated appliances include electric hob, oven and extractor hood.

Maintenance Charges

A factoring fee of approximately £1000 is payable bi annually. This includes the maintenance of the communal areas, house manager service, 24 hour emergency care line, uses of the laundry room, upkeep of the communal gardens and building insurance.

Council Tax

Band C

Tenure

Freehold

Entry

Immediate entry available.

Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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