

41 Argyle Court

Crown, Inverness, IV2 3DR

Offers Over £85,000



- Spacious one bedroom first floor retirement flat
- Quiet cul-de-sac in prime Crown area
- Lounge, kitchen, double bedroom, bathroom
- Close to city centre and local amenities
- Residential parking, security entry, onsite house manager
- EPC Band C

Fantastic opportunity to purchase a one bedroom first floor retirement flat in the sought after Crown area of Inverness. Set in a purpose built retirement complex, the property benefits from a security entry system, an onsite house manager and fitted emergency pull-cords. There is a bright lounge, double bedroom, fitted kitchen and bathroom with shower over bath. The kitchen has an electric hob, extractor, oven and space for a fridge/freezer. The washing machine is also included in the sale. The double bedroom benefits from fitted wardrobes. Completing the accommodation is the bathroom with shower over bath. There is double glazing and electric heating. The property has good storage including two large hall cupboards including the airing cupboard and loft access. The communal gardens are established and maintained, with a bin store and drying area. There is residential parking with overflow spaces for visitors. This is a great opportunity for a retired couple or person (minimum age 60) looking for a property close to the city centre and local amenities.

Rooms

Lounge	(10' 9" x 14' 5") or (3.28m x 4.40m)
Kitchen	(11' 2" x 5' 11") or (3.40m x 1.81m)
Bedroom	(8' 6" x 13' 2") or (2.58m x 4.01m)
Bathroom	(6' 8" x 6' 10") or (2.03m x 2.09m)

Floor Area

53m²

Services
Mains electricity, water and drainage.

Extras
All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated electric hob, extractor, oven and washing machine. Furniture is available by separate negotiation.

Maintenance Charges
There is a factoring fee of approximately £180 pcm. This includes the maintenance of the communal areas, house manager service, 24 hour emergency care line, upkeep of the communal gardens and building insurance.

Council Tax
Band C

Tenure
Freehold

Entry
Early entry available.

Viewing
To arrange a viewing of this property please contact Karine on or 01463 233218.



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

info@tailormademoves.co.uk www.tailormademoves.co.uk