

# 19 Lodge Park

Drummond, Inverness, IV2 4YR

Offers Over £100,000



- Spacious 1 bedroom upper floor flat in rarely available location
- Ideal for first time buyers or investors
- Lounge, kitchen, double bedroom and shower room
- Communal grounds, parking and own entrance
- EPC Band D

Fantastic opportunity to purchase a spacious one-bedroom upper floor flat within the sought after Drummond area of Inverness. Tucked away at the end of a quiet cul-de-sac this property benefits from views over the leafy communal grounds with mature trees and shrubs. Although in need of some modernising and upgrading once complete this property would make an ideal purchase for first time buyers or for those looking to add to their rental portfolio. To the front of the property is the bright lounge which enjoys open outlooks over the leafy communal gardens. The fitted kitchen has good worktop space and space and plumbing for a freestanding cooker and washing machine. The bright double bedroom benefits from double mirrored wardrobes. Completing the accommodation is the shower room with electric shower. There is double glazing and electric storage heating throughout. The property also benefits from cavity wall insulation. The property has its own entrance and there is ample parking spaces and communal gardens.

## Rooms

<b>Lounge</b>	(12' 2" x 10' 2") or (3.70m x 3.10m)
<b>Kitchen</b>	(7' 7" x 7' 2") or (2.31m x 2.18m)
<b>Bedroom</b>	(7' 8" x 10' 9") or (2.33m x 3.28m)
<b>Shower Room</b>	(4' 3" x 4' 5") or (1.29m x 1.34m)

## Mortgage Retention

Please note that this property holds a £5000 retention fee. This refers to the surveyor choosing to put this on the property due to there being necessary works noted in the Home Report that require completion before the sale has gone through.

**Floor Area**  
36m<sup>2</sup>

## Services

Mains electricity, water and drainage. Telephone and broadband.

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds.

**Council Tax**  
Band B

**Tenure**  
Freehold

**Entry**  
By mutual agreement.

**Viewing**  
To view this property please contact Louise on 07796 673594 or 01463 233218.

