

Flat 14 Clachnaharry Court, Clachnaharry Road, Inverness, IV3 8LT

Fixed Price £100,000



- Over 60s one bedroom ground floor retirement flat
- Lounge/diner, kitchen, double bedroom and shower room
- House manager, residents lounge, guest room and laundry
- Communal gardens, residents parking, secure entry and lift
- Close to city centre, Caledonian canal and many amenities
- EPC band D

Fantastic opportunity to purchase this one-bedroom ground floor flat, set within a purpose-built development for over 60s. The lounge filled with plenty of natural light has space for both relaxing and entertaining. The kitchen has ample wall and base units and integrated appliances including an electric hob, electric oven, and extractor as well as a freestanding washing machine. The double bedroom has been freshly decorated, while the modern shower room has been designed with comfort and convenience in mind. A large walk-in storage cupboard off the hall provides excellent additional storage space. The property benefits from double glazing throughout and broadband. Residents contribute towards the ongoing management and maintenance of the development. Occupants must be aged 60 or over, or in the case of couples, one must be at least 60 and the other over 55. The development also benefits from a residents lounge, guest accommodation, laundry facilities, an on-site manager, and a 24-hour emergency call system. It is surrounded by well-maintained communal gardens and offers parking for both residents and visitors.

Rooms

Lounge	(10' 8" x 23' 1") or (3.25m x 7.03m)
Kitchen	(7' 7" x 7' 5") or (2.32m x 2.26m)
Bedroom 1	(9' 2" x 13' 6") or (2.80m x 4.11m)
Bathroom	(6' 9" x 5' 5") or (2.07m x 1.66m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor. Washing machine.

Services

Mains electricity, water and drainage. Telephone and broadband.

Maintenance Charges

There is a fee of £80 per month for the maintenance of the communal areas within the development.

Tenure

Freehold

Council tax

Band C

Viewing

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946



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

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