

Flat 45 Clachnaharry Court, 11 Clachnaharry Road

Inverness, IV3 8LT

Offers Over £100,000



- Over 60s one bedroom upper 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 C

Fantastic opportunity to purchase this one-bedroom upper floor flat with views of Inverness Canal, set within a purpose-built development for over 60s. With a bright interior, easy accessibility, and excellent on-site parking, this home is ideal for downsizers or those seeking low-maintenance independent retirement living in a peaceful setting. The lounge filled with plenty of natural light has space for both relaxing and entertaining with stunning views of the Caledonian canal. The well equipped kitchen has ample wall and base units and integrated appliances including an electric hob, electric eye level fan oven, and extractor as well as spaces for a freestanding fridge and freezer. The neutrally decorated bedroom benefits from integrated wardrobes with mirror sliding doors, with a shower room completing the living accommodation. A large walk-in storage cupboard off the hall provides excellent additional storage space. The property benefits from double glazing throughout. Residents contribute towards the ongoing management and maintenance of the development.

Rooms

Lounge / Diner	(26' 1" x 10' 7") or (7.94m x 3.22m)
Kitchen	(7' 7" x 8' 2") or (2.32m x 2.49m)
Bedroom	(17' 5" x 9' 4") or (5.32m x 2.84m)
Shower Room	(6' 11" x 5' 4") or (2.10m x 1.62m)

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. Under counter fridge and freezer available by separate negotiation.

Services

Mains electricity, water and drainage. Telephone and broadband.

Maintenance Charges

There is a fee of £166 per month for the maintenance of the building and communal areas within the development.

Council Tax

Band C

Tenure

Freehold

Floor Area

54m²

Entry

By mutual agreement.

Viewing

Don't delay - get in touch today to arrange a viewing



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

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