

414 Knights Court, North William Street Perth PH1 5NB

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

Offers Over £135,000



2 Bedrooms - 2 Bathrooms - 1 Living Room

A 2 bedroom top floor apartment located within a friendly, sought after McCarthy Stone retirement development.

The accommodation on offer comprises an entrance hall with a particularly large walk in cupboard giving copious storage. A spacious lounge, with access to the kitchen. The master bedroom is bright and spacious and contains a large mirrored fitted wardrobe including ensuite shower room. Secondary bedroom is of a good size for guests or family to enjoy. A guest bathroom is also found off the main hall way, with convenient shower of bath layout.

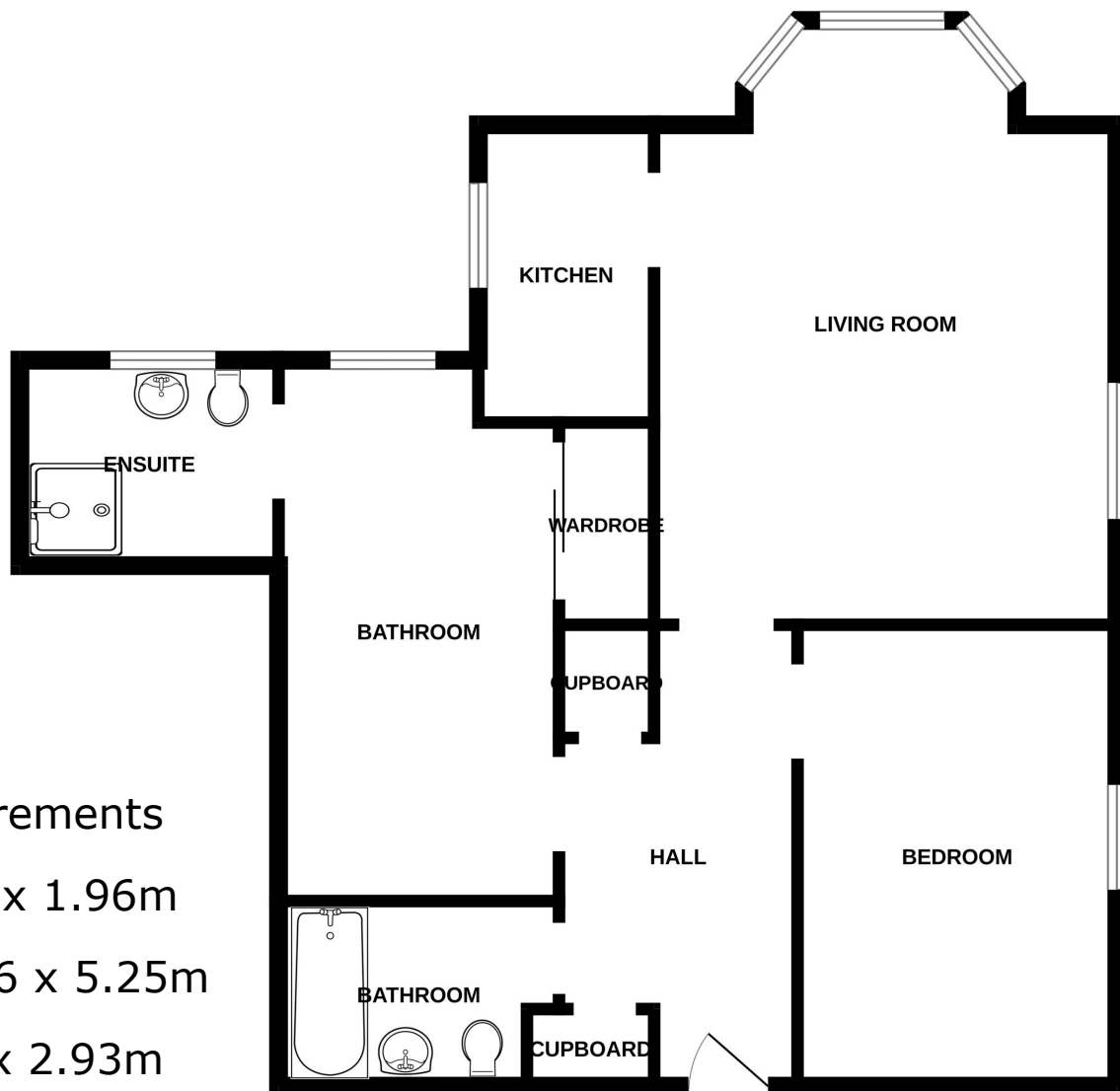
The apartment is complimented by a large residential lounge where frequent "get togethers" are held. There is a communal laundry room where residents have access to washing machines and tumble dryers for their own laundry. There is a helpful house manager and care line service; attractive well maintained gardens and a resident's car park.

There is an annual factoring charge for the general maintenance and cleaning of the building, communal areas and is currently approx. £2,400/ annum. There is a lift, 2 stairwells to all floors, an alarm system, known as Appello, operated via the Red Pull Cords, for emergency help to be summoned and CCTV. The apartment itself is heated by electric storage heaters and benefits from double glazing.

This development is in a particularly advantageous position right in the city centre, the property is on the doorstep of many local amenities including the Perth Theatre and Concert Hall and many restaurants, with only a short walk to the bus and railway stations.

As this is a retirement complex, the minimum age for a single person is 60 and 55 for a couple. Providing that one partner is at least 60.





Room Measurements

Entrance 4.31 x 1.96m

Living room 4.36 x 5.25m

Kitchen 1.69 x 2.93m

Bedroom 2 2.95 x 4.30m

Bathroom 2.63 x 1.67m

Bedroom 1 5.15 x 2.63m

Ensuite 2.55 x 1.82m

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.