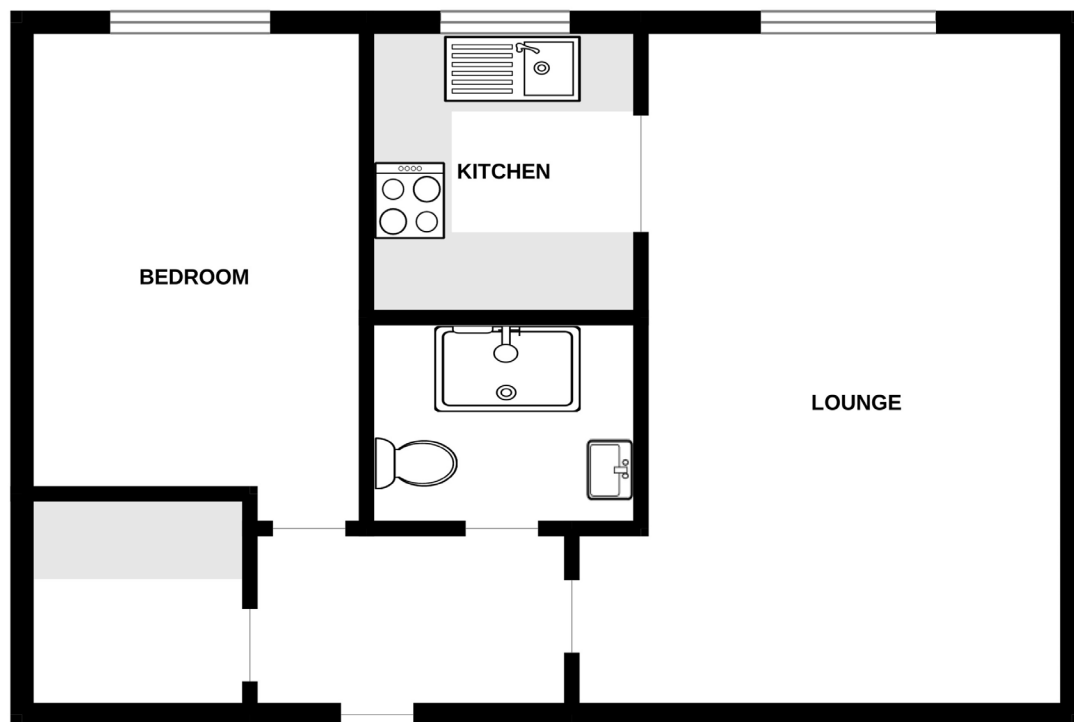




Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings and curtains.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

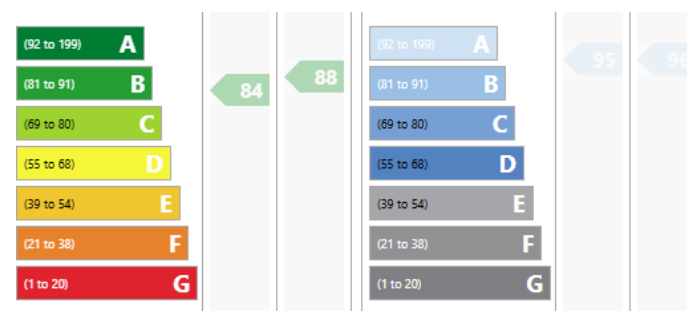
By mutual agreement.

Home Report

Home Report Valuation - £100,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

The annual service charge is £2166.16. The fees are paid on a 6 month basis.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Flat 28, Clachnaharry Court Inverness

IV3 8LT

A lovely, one bedroomed, first floor apartment located in a retirement home complex, that is fully double glazed, has electric heating and resident's parking.

OFFERS OVER £98,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Retirement
Flat



1 Bedroom



1 Reception



1 Shower
Room



Electric



Communal
Garden



Residents'
Parking

Lounge



Kitchen



Property Description

28 Clachnaharry Court is a one bedroomed, first floor apartment for the over 60s, and would make a lovely home for couples or individuals. The MacCarthy & Stone retirement home complex is just a short distance from the city centre and has been designed with security and comfort in mind and offers a range of luxuries including a residents lounge, laundry room, an emergency call system, a guest suite, a house manager and a lift to all floors. The property is accessed via a secure entry system and number 28 can be found on the first floor to the rear elevation. The attractive accommodation offers comfortable living space, and comprises an entrance hall, off which can be found a tiled shower room with a wet-walled cubicle and mains shower, a vanity wash hand basin and WC, a sizeable bedroom which benefits from a double wardrobe with mirrored sliding doors, and a bright and airy open plan lounge/dining room which has a Juliet balcony overlooking the surrounding garden grounds. Completing the accommodation is the fitted kitchen which is accessed from the lounge/dining room. This room is fitted with wall and base mounted units with worktops, has a stainless steel sink with drainer and taps, and complimentary splashbacks. Integral goods include an electric hob with extractor fan over, an eye-level electric oven, and has space for a washing machine and under-counter fridge-freezer. Further pleasing features include double glazed windows, electric heating and a walk-in cupboard, which is located in the hallway. Please note, It is a condition of purchase that single occupants must meet the age requirements of 60 years and any second occupant must be over the age of 55 years. The property sits within a well-kept communal garden area, which has a seat area to the front elevation, and comes with residential parking, along with additional parking for visitors. Clachnaharry Court is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Bedroom



Shower Room



Rooms & Dimensions

Entrance Hall

Lounge

Approx 5.33m x 3.59m

Kitchen

Approx 2.25m x 2.14m

Shower Room

Approx 2.11m x 1.68m

Cupboard

Approx 0.92m x 1.60m

Bedroom

Approx 2.68m x 4.08m

