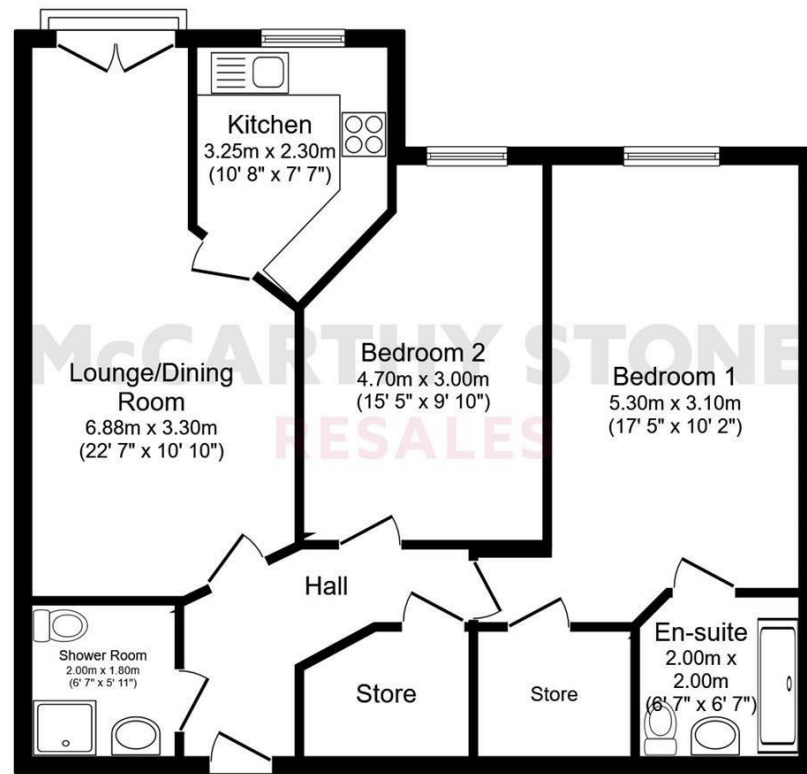


# McCARTHY STONE RESALES

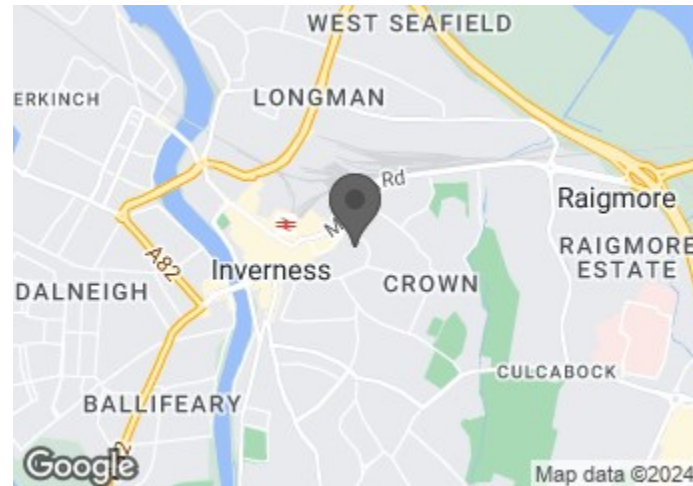
## 46 OAKWOOD COURT

CROWN AVENUE, INVERNESS, IV2 3FN

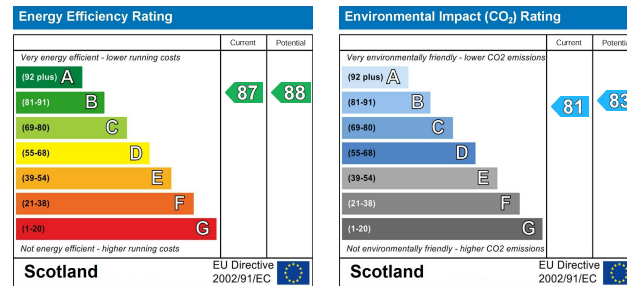


Total area: 70 sq.m (839 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: E**



# McCARTHY STONE RESALES

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Superb two bedroom retirement living apartment located on the second floor overlooking the communal gardens and entrance to Oakwood Court, in the sought after Crown area of Inverness. Excellent amenities close by with easy access to the town centre.

**OFFERS OVER £255,000 FREEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# OAKWOOD COURT, CROWN AVENUE, INVERNESS

# 2 BED | OFFERS OVER £255,000

## SUMMARY

Whether you're looking for somewhere that's easier to manage, a place you can safely 'lock up and leave' when you're on your travels, or just somewhere you feel comfortable and secure, a Retirement Living apartment from McCarthy & Stone could be perfect for you. You'll really appreciate the way our modern apartments are designed to make everything easier for you and the attention to detail in the stylish kitchens and bathrooms. It's also comforting to know that there's a House Manager to call on during office hours if you need assistance and who's there to help everything run smoothly. Retirement Living at Oakwood Court includes 24 hour emergency call system allowing you to call for assistance day and night and a secure door entry system. You can take advantage of the beautiful Homeowners' lounge a lovely place to meet up with friends when you feel like company or enjoy the stunning roof terrace and sun room overlooking the attractive landscaped gardens all maintained for you. There is also allocated car parking for permit holders (subject to availability) and a mobility scooter storage space complete with charging points.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

## LOCAL AREA

As the UK's northernmost city, Inverness enjoys an enviable setting surrounded by some of Scotland's most beautiful scenery whilst having all the benefits of city living on the doorstep. The city has twice been named the happiest place to live in Scotland – what better endorsement could there be for the capital of the Highlands? The rich history of Inverness can be traced throughout the city and surrounding areas, from the vitrified fort at Craig Phadrig, to Inverness Castle soon to become a top visitor attraction, to Culloden Battlefield, the site of the bloody Battle of Culloden which ended the Jacobite uprising in 1746. Modern day Inverness retains its historic market town charm while offering all you would expect from a cosmopolitan city. The city centre features a variety of shopping options from small unique stores in the Victorian market to large high street names in the Eastgate Shopping Centre. The thriving culinary scene offers an eclectic mix of restaurants and eateries

throughout the city, while the Eden Court Theatre & Cinema leads a flourishing arts scene with a year round programme of events. Away from the city, lovers of the outdoors have an abundance of choice when it comes to destinations. Loch Ness is the most famous of these attractions, hosting hundreds of thousands of visitors every year from all corners of the globe. Whether you are monster hunting or merely seeking to enjoy the tranquil waters and stunning scenery surrounding the loch, there is something for everyone to enjoy, and all within half an hour's drive of Inverness.

## 46 OAKWOOD COURT

Superb two bedroom second floor apartment with Juliet balcony overlooking the attractive communal grounds and entrance to Oakwood Court. Ideally positioned close to the communal lift and stairwell you can access the roof terrace and sun lounge on the third floor and other communal facilities on offer within the development. The apartment comprises of an entrance hall, living room, kitchen, two bedrooms with one en-suite bathroom and a separate shower room.

## ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system and pendants provided. Doors lead to the living room, bedrooms and shower room.

## LIVING ROOM

The living room is bright and spacious benefiting a Juliet balcony overlooking the pleasant garden grounds of Oakwood Court. There are ample raised electric power sockets, TV and telephone points and three ceiling lights. The decor is neutral with fitted carpet. The partial glazed door leads onto a separate kitchen.

## KITCHEN

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washer/dryer. Under pelmet lighting.

## BEDROOM EN-SUITE

Generous primary bedroom with walk-in wardrobe and plenty

room to accommodate additional furniture. There are ample sockets, a TV and phone point. The en-suite comprises a spacious shower enclosure with hand rails, WC, vanity unit with illuminated mirror above and a wall mounted electric towel rail.

## BEDROOM TWO

A good sized double bedroom with ample room for furniture and is well appointed with TV and telephone points, raised electric power sockets and a wall mounted panel heater.

## SHOWER ROOM

Contemporary shower room tiled and fitted with suite comprising of a walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above.

## ADDITIONAL INFORMATION & SERVICES

Fitted carpets, curtains and integrated appliances.

- Ultrafast full fibre broadband available (Up to 1000 Mbps download speed & up to 220 Mbps upload speed)
- Mains water and electricity
- Electric room heating
- Mains drainage

## SERVICE CHARGE

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £239.35 per month (£2872.20 per annum) for the year ending 31/8/24.

## CAR PARKING

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

