

## 25 Moravia Court, Forres, IV36 1EA



We are delighted to offer this nicely presented one bedroom First Floor Apartment situated in the much sought after McCarthy Stone Development located in the picturesque town of Forres.

### FIRST FLOOR APARTMENT

ONE BEDROOM

FREEHOLD

CENTRAL LOCATION

SECURITY ENTRANCE SYSTEM

ON SITE HOUSE MANAGER

MAINTENANCE CHARGES APPROX. £138.79 per month

ELECTRIC STORAGE HEATING

TRIPLE GLAZING

DESIGNATED PARKING

SHARED GARDENS

COUNCIL TAX BAND B

EPC RATING B

F352

Offers Over  
£105,000

This well presented one bedroomed First Floor Apartment which is designed for residents of 60 years or older is situated in an ideal central location close to all amenities, shops and transport links. The well proportioned property benefits from Triple Glazing and Electric Heating.

The apartment is entered through a communal security door providing a safe and secure environment enabling retired homeowners to lead an enjoyable, care free and independent lifestyle. There is a 24 hour security system in place together with an on-site House Manager to provide extra peace of mind.

The development boasts a guest room, laundry and communal lounge creating an ideal area for socialising with other homeowners giving residents the opportunity to meet and develop new friendships.

The good sized accommodation comprises: bright and spacious Lounge/Diner with Juliet Balcony providing scenic views towards the Mosset Burn, modern Kitchen with a good selection of wall and base mounted units, integrated oven, hob and cooker hood, a good sized double bedroom with built in mirrored wardrobes providing ample storage facilities and Bathroom with three piece suite, under sink storage and shower over the bath.

Outside, the property sits in shared, privately enclosed and well maintained gardens.

Designated Parking and Bin Store.

This is a lovely apartment situated in an ideal location and an internal viewing is highly recommended to appreciate the bright and spacious accommodation on offer.

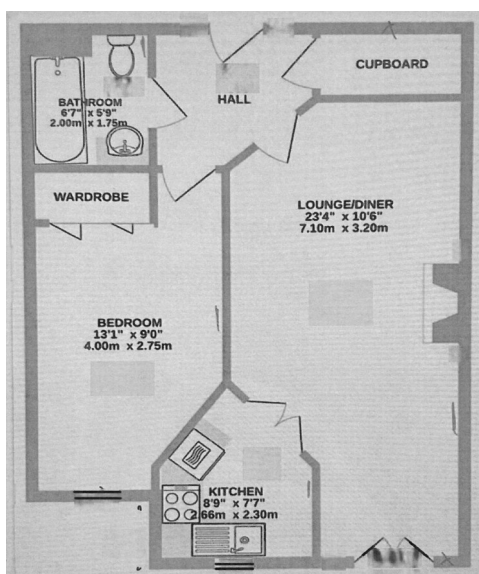








- Lounge/Diner: 7.14m x 3.23m (23'5" x 10'7")
- Hallway: 2.35m x 2.14m (7'8" x 7'0")
- Kitchen: 2.32m x 2.16m (7'7" x 7'1")
- Bedroom 1: 4.11m x 2.81m (13'6" x 9'3")
- Bathroom: 2.08m x 1.68m (6'10" x 5'6")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. 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. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.