

9 South Park Court  
Elgin  
Moray  
IV30 1NJ



**Offers Over £85,000**

Located within close proximity to Elgin is this 1 Bedroom Ground Floor Flat which is located within the Hanover Housing Development designed for the over 55's.

### **Features**

1 Bedroom Ground Floor Flat

Close proximity to Elgin town centre and local amenities

Communal Parking

Double Glazing

Electric Heating



Located within close proximity to Elgin is this 1 Bedroom Ground Floor Flat which is located within the Hanover Housing Development designed for the over 55's.

Accommodation comprises a Hallway, Lounge, Kitchen, 1 Bedroom and a Bathroom.

Entrance to the property is via a communal door with security entrance phone which leads into a communal hallway.

#### Hallway

Pendant light fitting  
Electric night storage heater  
Built-in storage cupboard housing the hot water tank  
A spacious walk-in cupboard with lighting within

#### Lounge – 14'8" (4.47) x 11'6" (3.50)

A double aspect room  
Ceiling light fitting  
Double glazed window to the front and side  
Electric night storage heater  
Electric coal effect fire  
Fitted carpet

#### Kitchen – 11'6" (3.50) x 6'5" (1.94)

Ceiling light fitting  
Double glazed window to the side  
Wall mounted cupboards with under-unit lighting and fitted base units  
Integrated electric hob, with overhead extractor unit and oven  
Space to accommodate a fridge/freezer and washing machine  
Vinyl flooring

#### Bedroom One – 14' (4.27) x 9'6" (2.89)

Pendant light fitting  
Double glazed window to the front  
Electric wall mounted panel heater  
Built-in storage cupboard  
Fitted carpet

#### Shower Room – 8'1" (2.46) max x 7'6" (2.28) max

Ceiling light fitting  
Double glazed frosted window to the front  
Electric heated towel rail  
Shower cubicle with electric shower and tiled walls within  
Pedestal wash basin and W.C with a concealed cistern  
Tile effect flooring

#### Parking

There is communal parking to the front of the property

Note 1

All light fittings, curtains & fitted blinds & floor coverings are to remain. The washing machine and fridge are also to remain as part of the sale.

Other furniture items can be available by separate negotiation.

#### Note 2

There is a factoring service of £163.00 approximately per month with Hanover Housing, and we are advised that discussions are ongoing for a replacement factoring company to take over the management service of the development.

The new proposed factoring company is Lorimer Property Group with a revised monthly factoring fee of approximately £108.00 per month.

# Energy Performance Rate

# Council Tax Band

Currently Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	70		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			







**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.