

Simple Approach



109 Knights Court North William Street, Perth

PH1 5NB

Offers over £92,950

Simple Approach are excited to bring to the market this spacious, one bedroom retirement apartment, situated on a quiet street on the outskirts of the City Centre in Perth. Knights Court forms part of the McCarthy & Stone retirement development making it the ideal purchase for a retired person looking for easy, quiet living without compromising locality to all close by amenities. The property comprises of one doubled bedroom with fitted storage, a sizable lounge, walk-in shower room, fitted kitchen and built in cupboards within the hall. Knights Court benefits from being within walking distance to the city centre, having ample residential parking available for owners and visitors, electric heating and double glazed windows. This property further benefits from a lift, a development manager and laundry facilities within the block. Viewing is essential to appreciate the full package on offer here.

Bathroom

5'4" x 6'8" (1.64 x 2.04)

Lounge

10'7" x 23'9" (3.23 x 7.25)

Kitchen

8'7" x 7'5" (2.63 x 2.28)

Bedroom

13'3" x 9'1" (4.06 x 2.79)





- One Bedroom Retirement Flat
- Ample Residential Parking
- Monthly Service/Management Charge
- Electric Central Heating
- On Site Manager Available Mon-Friday 9-5
- Lift Serving The Block
- Close To All City Centre Amenities

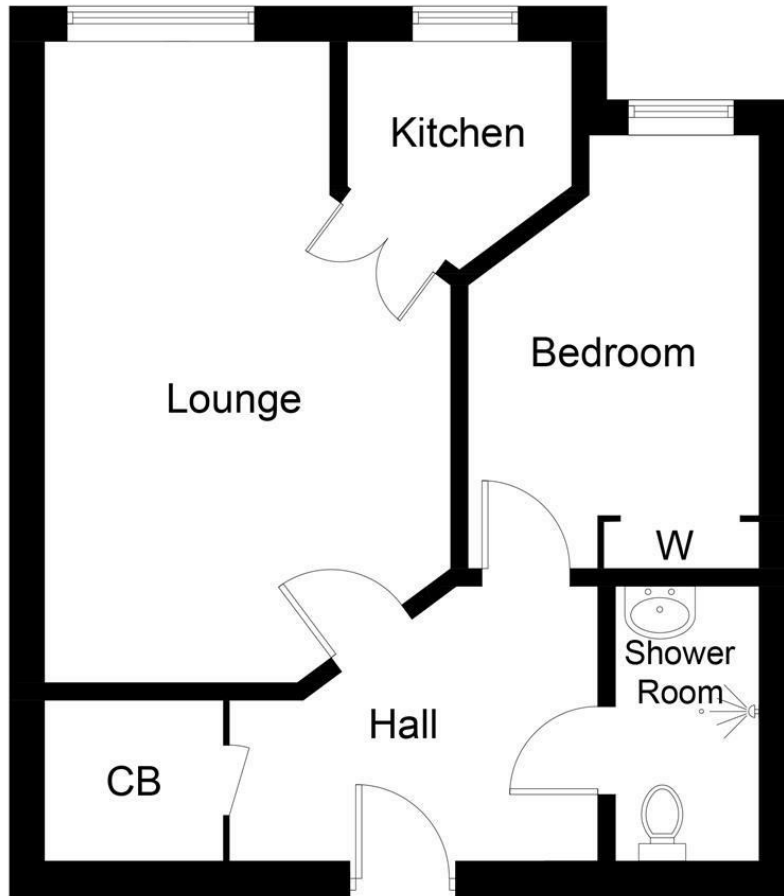
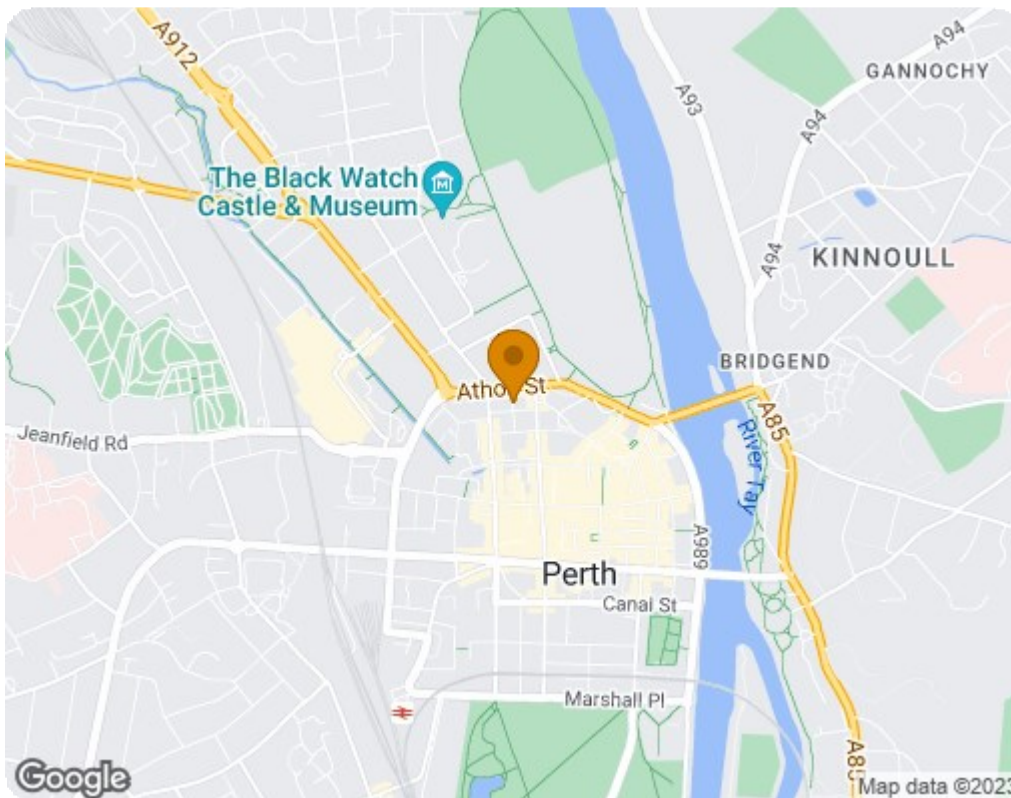


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID980165)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 79 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 68 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |