

Simple Approach



**317 North William Street, Perth
PH1 5NB**

Offers over £94,950

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 generous 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.

Hallway

10'11" x 3'2" (3.35 x 0.97)

Lounge

10'0" x 18'4" (3.07 x 5.61)

Kitchen

7'8" x 7'5" (2.34 x 2.28)

Bathroom

5'5" x 7'5" (1.67 x 2.28)

Bedroom

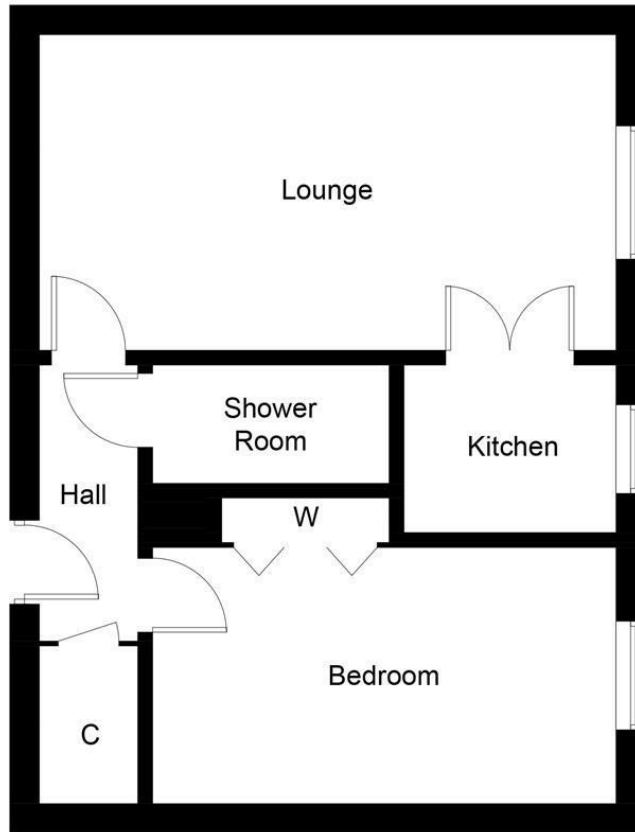
14'6" x 8'2" (4.43 x 2.49)





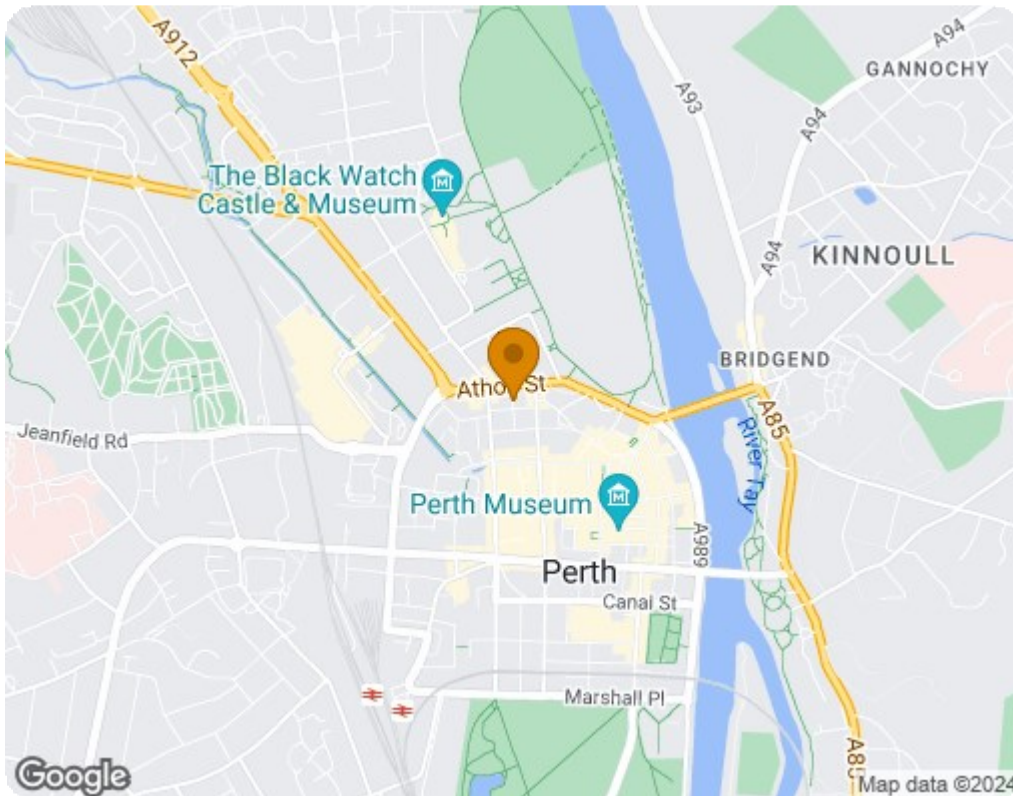
- Retirement Flat
- Ample Residential Parking
- Monthly Service/Management Charge
- One Generous Bedroom
- On Site Manager Available Mon-Friday 9-5
- Electric Central Heating
- Lift Serving The Block
- Close To All City Centre Amenities





Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019212)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	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		78	83
(69-80) C			
(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	