



11 Argyle Court, INVERNESS, IV2 3DR

Offers Over £105,000

REF: 60811





This immaculate, one bedroom, first-floor apartment, set within an attractive private retirement housing complex is operated by Hanover Housing Association. The property enjoys a central position in the desirable Crown area of Inverness, within easy walking distance of excellent facilities and the City Centre.

The apartment is ideal for someone over the age of 60 looking for a property with on-site care assistance yet retaining their total independence. In walk-in condition throughout, the apartment benefits from upvc double glazed windows, electric heating, emergency pull cords, security entry system and Sheltered Housing Manager on-site.

The accommodation consists of: an entrance vestibule with stairs leading to the upper landing; a well-appointed, modern kitchen with a good selection of base and wall mounted units, electric oven, hob and extractor fan, washing machine and fridge and freezer; a bright, front facing lounge; double bedroom with fitted mirrored wardrobes; a partially tiled shower room comprising a wash hand basin, WC and large, walk in electric powered shower.

The complex is surrounded by a communal garden area with a combination of gravel and paved patio areas providing an ideal venue where one can sit and enjoy the sunshine. There is also ample parking for both residents and visitors. A drying area is located nearby.

Argyle Court is close to a range of facilities in the Crown area, which include a general store, delicatessen, chemist and Post Office, along with a good selection of hotels, cafés and restaurants. A doctor's surgery, dentists and opticians are also nearby. A regular bus service to and from the City Centre is situated nearby. Inverness City Centre, the main business and commercial hub in the Highlands, is a few minutes walk away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	1.06m x 0.93m (3'6 x 3'0)	Living Room	4.42m x 3.27m (14'6 x 10'9)
Upper Landing	4.45m x 0.98m (14'6 x 3'3)	Bedroom	4.44m x 2.59m (14'6 x 8'6)
Kitchen	3.41m x 1.80m (11'2 x 5'11)	Shower Room	1.99m x 1.65m (6'6 x 5'5)



General

All floor coverings, light fittings, integrated appliances, washing machine and fridge freezer are included in the asking price.

Services

Mains water, electric and drainage.

Council Tax

Council Tax Band C

EPC Rating

D

Post Code

IV2 3DR

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/EB/STOD22/1

Price

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Directions

From Academy Street, take Millburn Road and turn right onto Crown Road. At the roundabout, take the 2nd exit onto Crown Circus and merge onto Midmills Road. Turn left onto Kingsmills Road and then left just before the Heathmount Hotel onto Southside Road. Turn right onto Argyle Street, then right into Argyle Court. The property is further along on the left-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

