



## **3 Moravia Court, Forres, IV36 1EA**



We are delighted to offer this 1 Bedroom Apartment on the ground floor, which is part of a Complex and is situated within walking distance of Forres Town Centre and the local amenities. Ideally situated within easy access to both rail and bus transport to both Inverness and Aberdeen and also the beautiful Moray coast including close by Findhorn.

Within this environment, you can enjoy your independence in an environment that offers companionship, privacy and security. There are facilities like the Residents' Lounge to socialise with other homeowners and your own high quality, purpose-built apartment which is your own private space. And when you have your friends or relatives over, there's our convenient guest suite available.

All our developments feature a 24 hour state-of-the-art security system and are run by a dedicated House Manager, so complete peace-of-mind is guaranteed. The external maintenance, gardening and landscaping is taken care of. It's much more than a retirement apartment - it really is life made easy.

Secure communal entrance with security cameras throughout the building. Accommodation comprises; Entrance Hallway, Lounge Diner, Kitchen, Bedroom with Dressing Area and Shower Room. Further benefits of the apartment include Electric Heating and Double Glazing.

**OFFERS OVER £105,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

The apartment is entered through a solid wooden door with a security spy hole and security chain.

**Hallway - 6'11" x 8'4"(maximum measurement)**

The Hallway comprises of a single light fitting, smoke alarm, heat sensor and coving to the ceiling. Carpet to the floor. Security entry control panel. Single power point. Walk-in Cupboard houses the consumer units, single light fitting, carpet to the floor and also provides storage space.

Doors lead to the Lounge, Bedroom and Shower Room.



**Lounge Diner - 6'11" extending to 10'10" x 23'0"(maximum measurements)**

Nicely presented and good-sized Lounge Diner. uPVC double glazed door leading out to the communal gardens at the side of the property, fitted with vertical blinds and hanging curtains. Focal point of the room is an electric fire with wooden surround, marble effect inset and hearth. Carpet to the floor. Three single pendant light fittings and coving to the ceiling. TV, BT and various power points. Wall mounted radiator. Ample space available for a dining table and chairs. Double obscure glass doors lead to the Kitchen.





### **Kitchen - 7'7" x 7'3"(maximum measurement)**

Fitted kitchen with a range of wall mounted cabinets and base units with roll top work surface. Ceramic tiling to the walls. Integrated appliances include a 4-ring electric hob with overhead extractor, single oven, fridge and freezer. Stainless steel sink with mixer tap and drainer. Vinyl to the floor. Three bulb light fitting, smoke alarm and coving to the ceiling. Various power points. Double glazed window overlooks the side aspect with Roman blind. Wall mounted Creda fan heater.



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**Bedroom - 9'6" x 15'7" (maximum measurement) & 8'3" x 9'3"**

Large double Bedroom with Dressing Area. Single pendant light fitting and coving to the ceiling. Carpet to the floor. Wall mounted electric heater. TV point, BT point and various power points. Window overlooking the side aspect with roller blind and hanging curtains. Emergency alarm cord. Archway leading to the Dressing Area with Roman blind and hanging curtains. Within the Dressing Area, there is a window to the side aspect with hanging curtains. A built-in -double wardrobe fronted with concertina style mirrored doors offers shelf and hanging storage. Single light fitting and coving to the ceiling. Double power point. There is fitted furniture in both the Bedroom and Dressing Area.



### **Shower Room - 6'10" x 5'6"**

Shower Room with WC, wash hand basin within a vanity unit. Wall mounted mirror and shaver light. Large shower enclosure with overhead mains shower. Wet Wall finish. Ceiling light fitting. Heated towel rail. Dimplex wall mounted electric fan heater. Extractor fan. Vinyl to the floor.



### **Facilities**

The apartments are self-contained and each one has a secure entry system. 24 Hour Careline system points to each room.

### **House Manager & Entrance**

On site manager to assist with day-to-day queries or to assist your emergency call. Secure entrance to the building and fire detection equipment throughout. Doors lead into the spacious hallway where further doors lead to the Recreational Lounge, resident's kitchen and corridors with beautifully decorated walls, heating and well-maintained carpets lead to the self-contained apartments. A lift and staircase services the upper accommodations.

### **Residents Lounge**

The homeowners Lounge provides a common space to socialise with ample seating. Designed to provide a room with a stunning fireplace providing the focal point of the room, fitted carpet, small library, table and chairs, music system, jigsaw puzzles and magazines. French uPVC doors leads out to the common residents landscaped side garden which has established planting and a seating patio area.

### **Guest Suite**

Occasional suites are available to book for family and friends looking to visit. Bookable with the House Manager.

### **Laundry Room**

A convenient laundry room with ample washing machines and tumble dryers for communal use.

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### **Landscaped Gardens**

The gardens and buildings are beautifully maintained. Landscaping and up keeping of the gardens is also permitted by the residents should they so wish to choose.

### **Note 1**

All floor coverings, light fittings, curtains, blinds and integrated appliances are included in the sale,

### **Note 2**

New Residents accepted from 60 years of age

### **Note 3**

The maintenance charge for the property is currently £152.27, covers the cost of providing the house manager, security systems and call monitoring, external maintenance for the building and grounds, heating and lighting of all communal areas, including buildings insurance.



## **Facilities**

The apartments are self-contained and each one has an entry phone providing communication to the House Manager by means of an intercom. 24 Hour careline system points to each room, Intruder alarm and Security camera use for set up with a standard TV.

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