



Services

Mains electricity, water and drainage.

Extras

All carpets and fitted floor coverings, curtains and blinds. A washing machine and fridge-freezer.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

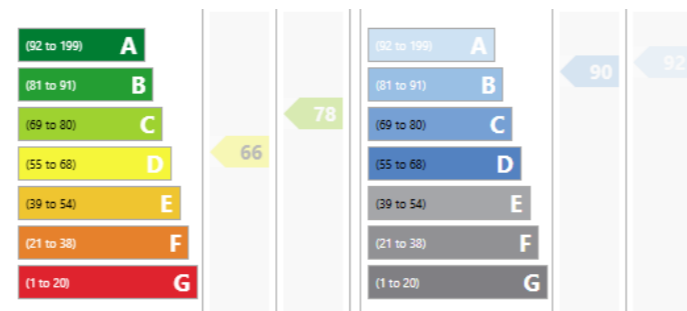
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £112,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**40 Argyle Court
Inverness
IV2 3DR**

An immaculate one bedroomed, ground floor apartment located within a popular retirement home complex that is fully double glazed and has electric heating.

FIXED PRICE: £112,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Retirement Flat
- 1 Bedroom
- 1 Reception
- 1 Shower Room
- Electric
- Communal Garden
- Residents' Parking



Lounge



Kitchen

Property Description

Located in the highly desirable Crown area of Inverness and just a few minutes' walk from the city centre 40 Argyle Court is a ground floor, one bed roomed flat situated in a private retirement complex. The attractive development is operated by First Port Property Management and would make a lovely home for couples or an individual and represents an ideal purchase for those seeking independent living, with the reassurances of 24-assistance. One resident per dwelling should be of a certain minimum age, often but not always 60. This is subject to discretion to allow other buyers, such as those with disabilities to live there. The nicely proportioned property sits within well-maintained communal garden grounds and is accessed via a communal hallway. Inside, the immaculate accommodation consist of an entrance hall, a modern and stylish kitchen, a bright front facing lounge, a double bedroom and shower room. The kitchen has wall and base mounted units with worktops, a sink with mixer tap and drainer, an integrated electric oven and hob with extractor fan over, and included in the sale is a washing machine and fridge-freezer. The shower room comprises a wash hand basin within a vanity unit, a WC, a bidet and a large shower cubical with electric shower. Good storage is provided by two sizeable cupboards in the hallway, along with a mirrored sliding door wardrobe in the bedroom. Further to this, this lovely home benefits from neutral décor, electric heating, double glazing, emergency pull cords, and a security entry system. Externally, there is residents' parking and additional space for visitors. Local amenities which can be found in the Crown area include a delicatessen, an optician, paper shop and a chemist. Within 50 yards of the property there is a doctor's surgery and a frequent bus service to the town and out of town shopping centres.

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 3.20m x 4.38m
 - Kitchen
Approx 3.10m x 2.87m
 - Bedroom
*Approx 4.45m x 2.74m**
 - Shower Room
Approx 1.89m x 2.10m
- *At widest point



Shower Room



Bedroom



Bedroom

