CLUNY ESTATE AGENTS

91 High Street, Forres, IV36 1AA

T 01309 673836 E forres@clunys.co.uk W www.clunys.co.uk

44 Moravia Court, Market Street, Forres, IV36 1EA

This immaculately presented one-bedroom third floor apartment sits within the prestigious McCarthy & Stone development, offering an ideal blend of comfort, style, and accessibility. Thoughtfully designed for ease of living, the property provides a peaceful and welcoming retreat while remaining just a short distance from a wide range of local amenities, shops, and excellent transport links.

THIRD FLOOR APARTMENT
ONE BEDROOM
FREEHOLD
FACTORING APPROX. £152.27 p.c.m.
IMMACULATELY PRESENTED
ELECTRIC HEATING
UPVC DOUBLE GLAZING
SHARED FULLY MAINTAINED GARDENS
RESIDENTS PARKING AVAILABLE TO THE REAR
COUNCIL TAX BAND B
EPC RATING B

Offers Over £105,000

F413

This beautifully presented one bedroom apartment occupies a peaceful third/top floor position and is designed exclusively for residents aged 60 and over, enjoys a superb central location close to shops, amenities, and excellent transport links. The well-proportioned home benefits from UPVC double glazing and electric storage heating, ensuring comfort and energy efficiency throughout the year.

A secure communal entrance offers peace of mind, complemented by a 24-hour security system and the support of an on-site House Manager. Residents also have access to a range of excellent shared facilities, including a guest suite which can be used as accommodation for family members/friends who wish to visit, a clean and well-maintained communal laundry room, and a welcoming lounge, an ideal space for socialising, relaxing, and building friendships within this friendly community.

Thoughtfully arranged, the property provides a warm and inviting atmosphere suited to modern living further enhanced by a practical walk-in hallway storage cupboard. The spacious lounge features a large window that fills the room with natural light and offers attractive views over the communal gardens. The contemporary fitted kitchen includes a selection of wall and base units along with an integrated hob and cooker hood, combining style with everyday practicality. The bedroom has recently had a newly installed wall mounted electric panel heater.

The generous double bedroom includes built-in wardrobes for convenient storage, while the stylish bathroom offers a modern three-piece suite, shower over the bath and under-sink storage. The home also enjoys pleasant outlooks, adding to its overall charm. The fitted floor coverings, light fittings, hob and the fridge freezer are included in the sale. Viewing is highly recommended to fully appreciate the bright, attractive décor and appealing accommodation on offer.

Terra Incognita

BAUHAUS

BAUHAUS
1935

TOWELS
CLUNY ESTATE AGENTS

CLUNY ESTATE AGENTS

CLUNY ESTATE AGENTS

CLUNY ESTATE AGENTS

CLUNY ESTATE AGENTS

CLUNY ESTATE AGENTS

Lounge/Diner:	3.25m x 7.14m (10’8” x 23’5”)
Kitchen:	2.26m x 2.62m (7’5” x 8’7”)
Bedroom One:	2.82m x 4.15m (9’3” x 13’7”)
Bathroom:	1.65m x 2.10m (5’5” x 6’11”)

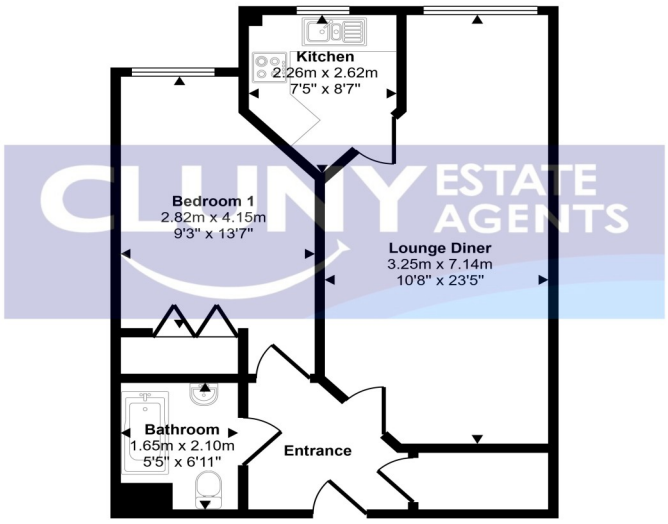
Broadband is available at the property. The current owner uses Plusnet fibre, with estimated download speeds of 53–72Mb, minimum guaranteed speed of 46.4Mb, and estimated upload speeds of 18Mb. Alternative broadband providers are also available in the area via the Openreach network.

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	1 Mbps	✔
Superfast	80 Mbps	20 Mbps	✔
Ultrafast	--	--	✘

Networks in your area - Openreach

Approx Gross Internal Area
49 sq m / 526 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guide-line only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

Zoopla Smarter property search
PrimeLocation Find the home you deserve
rightmove the UK's number one property site
CLUNY ESTATE AGENTS