

# 20 Bishops Park

Ballifeary, Inverness, IV3 5SZ

Offers Over £205,000



- Spacious 2 bedroom ground floor apartment in prime location
- Lounge, kitchen/diner, 2 double bedrooms, ensuite and family bathroom
- Ideal first time buy, retirement or investment property
- Designated car parking space and security entry system
- Close to Eden Court, River Ness and local amenities
- EPC Band C

An excellent opportunity to purchase this immaculate 2-bedroom ground floor apartment, located within the highly desirable Bishops Park development in the heart of Inverness, close to Eden Court and the River Ness. Offering modern accommodation on one level, this property is ideally suited to first-time buyers, investors, or downsizers. The accommodation offers a bright and generously sized lounge with front-facing windows, creating a welcoming living space. The contemporary kitchen features a range of base and wall units, an integrated fridge-freezer, single oven, hob, and extractor fan, along with a freestanding washing machine and dishwasher. It also offers ample space for a dining table. Both bedrooms are well proportioned, each featuring integrated wardrobes, with the principal bedroom further enhanced by a stylish en suite finished in neutral decor. A modern bathroom, complete with a shower over the bath, completes the accommodation. Additionally, there is the option to purchase all existing furniture, with pricing open to negotiation, providing added flexibility and ease.

## Rooms

<b>Lounge</b>	(11' 1" x 16' 2") or (3.38m x 4.94m)
<b>Kitchen</b>	(9' 1" x 11' 6") or (2.77m x 3.51m)
<b>Principal Bedroom</b>	(10' 9" x 12' 3") or (3.28m x 3.74m)
<b>En Suite</b>	(5' 5" x 5' 0") or (1.65m x 1.52m)
<b>Bedroom 2</b>	(9' 2" x 12' 8") or (2.79m x 3.85m)
<b>Bathroom</b>	(6' 7" x 9' 2") or (2.01m x 2.80m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer, freestanding washing machine and dishwasher.

## Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

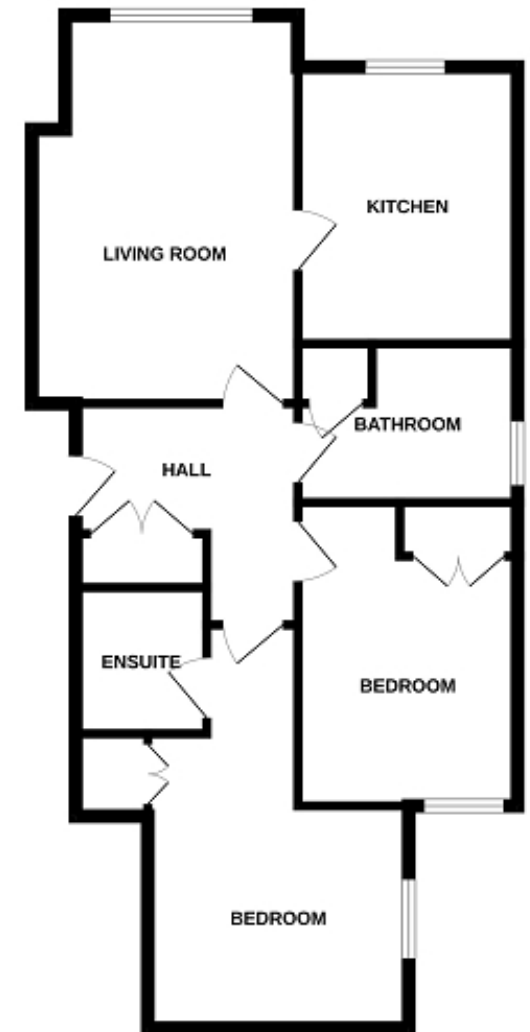
## Maintenance Charges

There is a factoring fee of £120 per year for the maintenance of the communal areas within the development. There is also a maintenance fee of approximately £600 per annum subject to a pending review, this covers building insurance, cleaning of stairwells and gutterings, alarm maintenance and gritting

**Council tax**  
Band F

**Floor Area**  
68m<sup>2</sup>

**Entry**  
By mutual agreement



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