

46 Royal Ness Court

Ness Walk, Ballifeary, Inverness, IV3 5TE

Offers Over £115,000



- Fantastic top floor 1 bedroom retirement apartment
- Close to the River Ness, City Centre and local amenities
- Open plan lounge/diner, kitchen
- Double bedroom, shower room
- Secure entry, shared facilities, residents parking
- EPC Band B

A fantastic opportunity to purchase a well presented top floor apartment in a custom built Retirement development, just a short distance from the River Ness. Decorated in neutral tones, this lovely apartment is in good condition with spacious accommodation throughout. The bright open-plan lounge/dining room has and has ample space for a dining table and 4 chairs. There is a fitted kitchen with integrated electric hob, oven, extractor, under counter fridge and freezer. The double bedroom benefits from fitted wardrobes and has space for freestanding furniture. Completing the accommodation is the shower room. There is a large hall cupboard which provides plenty of storage space. There is double glazing and electric storage heating throughout. Set within a purpose built retirement complex, the property benefits from lift access, a secure entry system and shared facilities including a laundry room, resident's lounge and house manager. There are emergency pull-cords throughout the flat with 24/7 response. Outside there is residential parking with some overflow spaces. This is a great opportunity for a retired person (minimum age of 60) or a couple (one must be over the age of 60 and the other over 55).

Rooms

Lounge / Diner	(10' 8" x 27' 2") or (3.25m x 8.28m)
Kitchen	(7' 7" x 7' 4") or (2.30m x 2.23m)
Bedroom	(17' 10" x 9' 1") or (5.44m x 2.77m)
Shower Room	(5' 6" x 6' 9") or (1.67m x 2.07m)

Services

Mains electricity, water and drainage.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles, curtains and window blinds. Integrated appliances include electric hob, oven and extractor hood.

Maintenance Charges

A factoring fee of approximately £1000 is payable bi annually. This includes the maintenance of the communal areas, house manager service, 24 hour emergency care line, uses of the laundry room, upkeep of the communal gardens and building insurance.

Council Tax
Band C

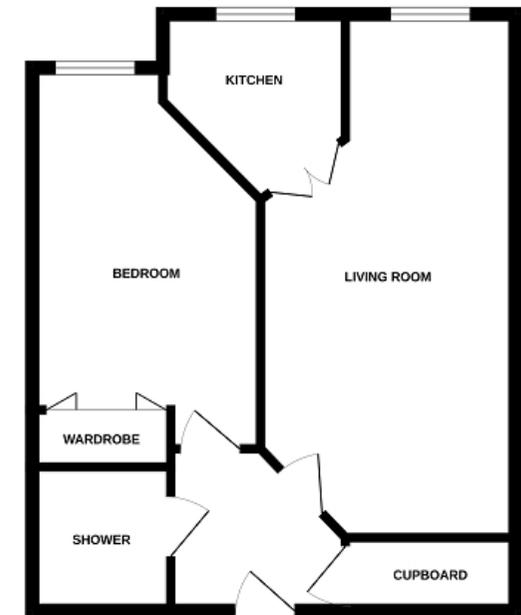
Tenure
Freehold

Entry
Immediate entry available.

Viewing
To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.



GROUND FLOOR



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