

2 Telford Court, Inverness

IV3 8LN

Offers Over £115,000



- Spacious two bedroom ground floor flat
- Lounge, kitchen, 2 bedrooms, bathroom
- Residents parking
- Security entry
- Central location
- EPC Band C

Spacious two bedroom, ground floor flat in a convenient location on the West side of the River Ness. The property would suit first time buyers, investors or couples alike.

Access is via a security entrance to the front of the building. The lounge is bright and spacious. The kitchen has ample floor and wall units with space for a cooker, fridge and washing machine. Both double bedrooms are generously sized and have fitted wardrobes. The modern bathroom has an electric shower over the bath. The property benefits from gas central heating and double glazing throughout. There is a generous amount of storage space throughout the property in addition to the fitted wardrobes, there is a hall cupboard. Ample off street parking is to the rear of the building and is for residents and visitors only.

Rooms

Lounge	<i>(15' 1" x 10' 8") or (4.59m x 3.25m)</i>
Kitchen	<i>(8' 2" x 7' 5") or (2.49m x 2.26m)</i>
Bedroom 1	<i>(10' 8" x 11' 11") or (3.25m x 3.62m)</i>
Bedroom 2	<i>(10' 5" x 9' 0") or (3.18m x 2.75m)</i>
Bathroom	<i>(6' 3" x 6' 3") or (1.90m x 1.90m)</i>

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold

Maintenance Charges

There is a factoring fee of approximately £25 PCM. This includes the cleaning of the communal areas.

Council tax

Band B

Entry

Early entry available

Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

