



**Harper
Macleod LLP**
Estate Agents & Solicitors



46 Royal Ness Court Ness Walk, Inverness, IV3 5TE

Offers over £115,000

Independent retirement living, with peace of mind, is enjoyed from this one bedroom second floor apartment built by McCarthy & Stone and designed for a comfortable retirement. It is contained within a purpose built three storey terraced complex of age restricted apartments for the over 60s, surrounded by well manicured communal garden ground and conveniently located within walking distance of the River Ness, Eden Court, Floral Hall, Bowling Club, Tennis & Squash Club, Inverness Leisure Centre, restaurants and the City Centre.

The complex has been finished to a high standard and benefits from a secure entry system, emergency pull cords in each apartment, residents parking and well maintained communal garden ground.

There is a communal lounge for socialising, kitchen, cloak room, guest suite and laundry. A House Manager is based at the complex to assist with the day to day running.

Viewing highly recommended

Communal hallway

The secure communal entrance opens into the main hallway. There is a communal lounge, kitchen, cloak room, guest suite and laundry. Lift and stair access to second floor.

Apartment Entrance

The apartment is located on the second floor and can be accessed by the lift or staircase.

Hallway

7'8" x 7'10" (2.34m x 2.41m)

Doors to lounge, bedroom and shower room. Walk-in cupboard with coat hooks housing the electrics. Hatch to roof space. Smoke alarm. Carpet.

Lounge/dining area

26'8" x 10'7" x 6'6" (8.13m x 3.25m x 1.99m)

Window to side of building. T.V. point. Pull cord. Carpet.

Kitchen

7'4" x 7'6" at widest point (2.24m x 2.30m at widest point)

Window to side of building. Wall and base units with worktop and tiling. Integrated Belling ceramic hob, extractor and electric oven. Fridge and freezer. Dimplex wall heater. Heat detector. Pull cord. Vinyl flooring.

Bedroom

17'10" x 9'1" (5.46m x 2.78m)

Window to side of building. Mirrored wardrobes. T.V. point. Pull cord. Carpet.

Shower room

5'5" x 6'9" (1.67m x 2.07m)

White WC and wash hand basin set in vanity unit, with concealed help button, mirror, shaver light and glass shelf. Shower cubicle with mains shower and wet wall. Heated towel rail. Dimplex wall heater. Tiling to walls. Vinyl flooring.

Outside

Landscaped garden ground with seating area to the front of the property and off street parking.

Factoring

The Factors of the property are First Port Services and an annual service charge is payable for the upkeep of all the communal areas and buildings insurance.

Note

Certain criteria applies to purchasers per the Deed of Conditions relating to the complex.

Extras

All fitted carpets are included in the sale price.

Heating and glazing

Electric heating and double glazing.

EPC Rating C

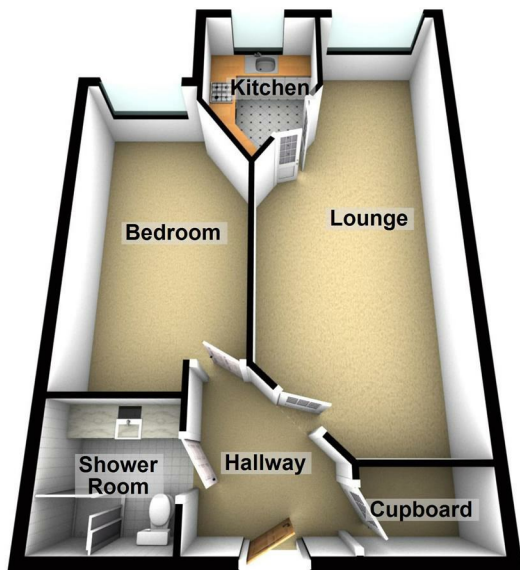
Council Tax Band C







Ground Floor



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.