

49 Oakwood Court

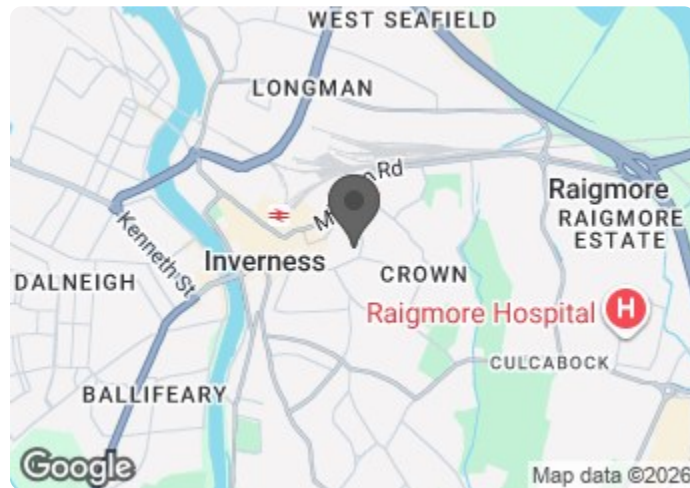
Crown Avenue, Inverness, IV2 3FN



Total floor area 88.1 sq.m. (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		78	79
(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		93	93
(81-91) B			
(69-80) C			
(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	



Offers over £270,000 Freehold

CLOSING DATE - MONDAY 11TH MAY AT 12 NOON Superb opportunity to purchase this top floor, large configuration two bedroom apartment with a generous balcony with panoramic views, in the sought after Crown area of Inverness. Oakwood Court Retirement Living is within walking distance to the town centre and local amenities on offer.

Call us on 0345 556 4104 to find out more

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Oakwood Court, Crown Avenue, Inverness,

2 Bed | Offers over £270,000

Summary

Whether you're looking for somewhere that's easier to manage, a place you can safely 'lock up and leave' when you're on your travels, or just somewhere you feel comfortable and secure, a Retirement Living apartment from McCarthy & Stone could be perfect for you. You'll really appreciate the way our modern apartments are designed to make everything easier for you and the attention to detail in the stylish kitchens and bathrooms. It's also comforting to know that there's a House Manager to call on during office hours if you need assistance and who's there to help everything run smoothly. Retirement Living at Oakwood Court includes 24 hour emergency call system allowing you to call for assistance day and night and a secure door entry system. You can take advantage of the beautiful Homeowners' lounge a lovely place to meet up with friends when you feel like company or enjoy the stunning roof terrace and sun room overlooking the attractive landscaped gardens all maintained for you. There is also allocated car parking for permit holders (subject to availability) and a mobility scooter storage space complete with charging points.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

As the UK's northernmost city, Inverness enjoys an enviable setting surrounded by some of Scotland's most beautiful scenery whilst having all the benefits of city living on the doorstep. The rich history of Inverness can be traced throughout the city and surrounding areas, from the vitrified fort at Craig Phadrig, Inverness Castle experience, to Culloden Battlefield, the site of the bloody Battle of Culloden which ended the Jacobite uprising in 1746. Modern day Inverness retains its historic market town charm while offering all you would expect from a cosmopolitan city. The city centre features a variety of shopping options from small unique stores in the Victorian market to large high street names in the Eastgate Shopping Centre. The thriving culinary scene offers an eclectic mix of restaurants and eateries throughout the city, while the Eden Court Theatre & Cinema leads a flourishing arts scene with a year round programme of events. Away from the city, lovers of the outdoors have an abundance of choice when it comes to destinations. Loch Ness is the most famous of these attractions,

hosting hundreds of thousands of visitors every year from all corners of the globe. Whether you are monster hunting or merely seeking to enjoy the tranquil waters and stunning scenery surrounding the loch, there is something for everyone to enjoy, and all within half an hour's drive of Inverness.

49 Oakwood Court

Located on the top (third) floor level, with corner position overlooking the well maintained entrance grounds. The apartment is of a generous proportion, comprising an entrance hall with storage, two bedrooms with one en-suite, kitchen, living room, shower room and a balcony. The guest suite, sun room and roof terrace are also located on this level. There is a lift with easy access to the communal facilities on offer.

Entrance Hall

Welcoming entrance hall with a walk-in storage/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system and pendants provided. Doors lead to the living room, bedrooms and shower room.

Living Room

The living room is a lovely bright space to relax benefitting a generous balcony with panoramic views across the city and over to the Kessock bridge, linking to the Black Isle and beyond. There is ample room for a dining table and chairs, plenty raised electric power sockets, TV and telephone points. The partial glazed door leads onto a separate kitchen.

Kitchen

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in Bosch appliances includes the oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washer/dryer. Velux window and under pelmet lighting.

Primary Bedroom with En-suite

Generous primary bedroom with a walk-in wardrobe. There are ample sockets, a TV and phone point and a Roman blind frames the window. The en-suite comprises a spacious shower enclosure with hand rails, WC, vanity unit with illuminated mirror above and a wall mounted electric towel rail.

Bedroom Two

A good sized bedroom which can accommodate two single beds or a double. Well appointed with TV and telephone point, raised electric power sockets and a wall mounted panel heater.

Shower Room

Contemporary shower room tiled and fitted with suite comprising of a walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above. Heated towel rail.

Service Charge

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £3615.30 per annum for the year ending 31/8/26

Inclusions & Additional Notes

Fitted carpets, curtains, blinds and integrated appliances. Items of furniture are available under separate negotiation.

- Ultrafast full fibre broadband available (check Open Reach for up to date speeds)
- Mains water and electricity
- Electric room heating
- Mains drainage

Residents' Car Park (Permit scheme applies)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

