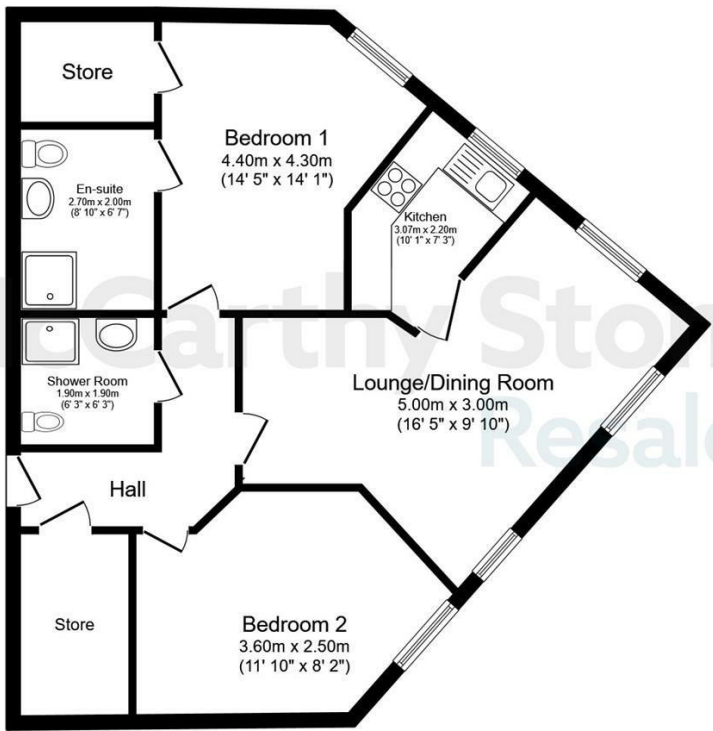
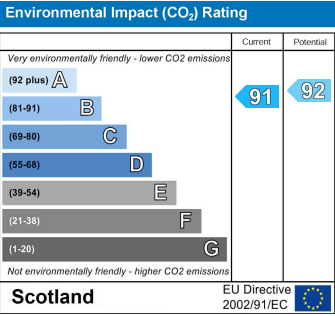
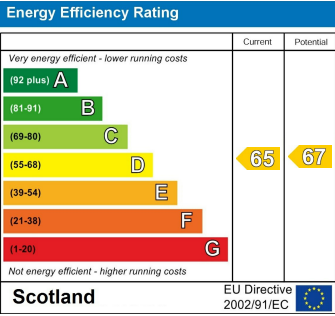
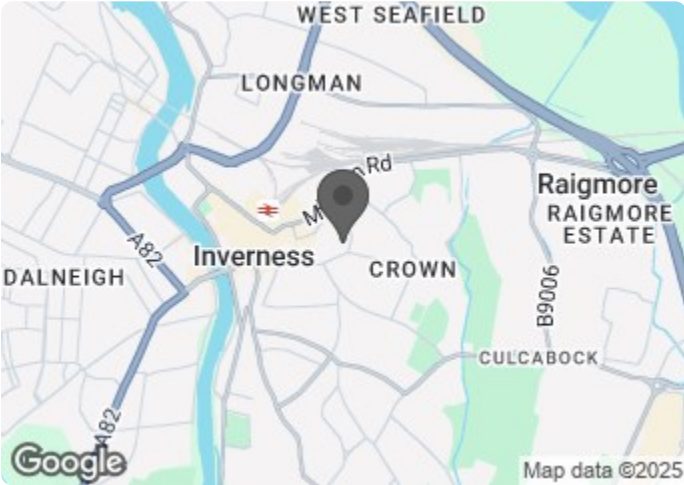


24 Oakwood Court

Crown Avenue, Inverness, IV2 3FN



Council Tax Band: E



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Offers over £265,000 Freehold

Beautifully presented large configuration two bedroom apartment with dual aspect in the sought after Crown area of Inverness. Oakwood Court Retirement Living is situated within walking distance to the town centre and local amenities on offer.

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# Oakwood Court, Crown Avenue, Inverness

### 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 city has twice been named the happiest place to live in Scotland – what better endorsement could there be for the capital of the Highlands? The rich history of Inverness can be traced throughout the city and surrounding areas, from the vitrified fort at Craig Phadrig, to Inverness Castle soon to become a top visitor attraction, 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.

### 24 Oakwood Court

#### Entrance Hall

Welcoming entrance hall with a generous 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 dual aspect making this a lovely bright space to relax and overlooks the pleasant garden grounds of Oakwood Court. The feature fire surround with fitted electric fireplace creates a nice focal point. The decor is neutral with fitted carpet and there are two attractive chandeliers and ample 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 oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washer/dryer. Decorative roller blind and under pelmet lighting.

#### Bedroom En-suite

Generous primary bedroom with walk-in wardrobe and plenty room to accommodate additional furniture. There are ample sockets, a TV and phone point. The ensuite comprises a spacious shower enclosure with hand rails, WC, vanity unit with illuminated mirror above and a wall mounted electric towel rail. Chandelier light fitting and roller blind.

#### Bedroom Two

A good sized double bedroom with ample room for furniture. Well appointed with TV and telephone points, raised electric power sockets, attractive light fitting and a wall mounted panel heater.

# 2 Bed | Offers over £265,000

### 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.

### 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, roller blinds and integrated appliances.
- Ultrafast full fibre broadband available (check Open Reach for up to date speeds)
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

### Residents' Parking

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.

