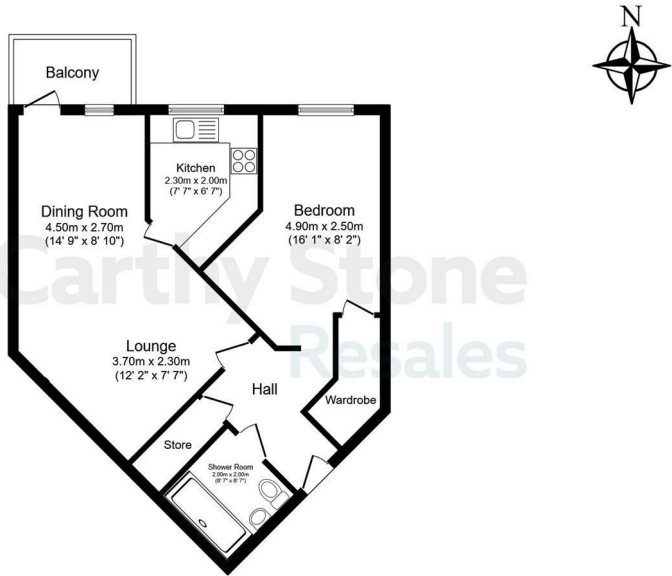
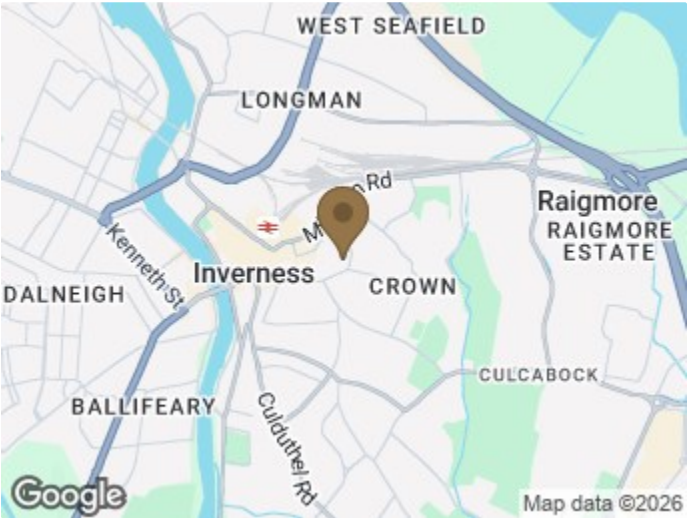




Total floor area 57.7 sq.m. (621 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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



| 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                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| Scotland                                    | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     | 94                      | 94                      |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| Scotland                                                        | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



41

Oakwood Court, Inverness, IV2 3FN

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Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 41 could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £195,000

Freehold

Key Features

- Large configuration one bedroom retirement apartment with a balcony, located on the second floor
- Beautiful residents' lounge and sun rooms and roof terrace to enjoy
- House Manager available Monday to Friday
- 24 hour emergency care-line system plus pendants
- Communal lift to all floor levels
- Attractive and well maintained grounds
- Private residents allocated parking by permit
- Guest suite for family and friends (nominal charge applies)
- Mobility scooter storage space
- Excellent local amenities and bus stops within walking distance

# 41, 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 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.

### 41 Oakwood Court

Located on the second floor of Oakwood Court, apartment 41 is near the communal lift with access to all the facilities on offer. The beautiful sun room and roof terrace are located on the third floor above, as well as the Guest Suite for friends and family to stay, subject to availability.

### 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, bedroom and shower room.

### Living Room

The living room is a lovely bright space to relax, benefitting a balcony with a pleasant and peaceful setting overlooking the communal gardens 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. Decorative roller blind, under pelmet lighting and floor level heater.

### Bedroom

A good sized bedroom which can accommodate two single beds or a double and benefitting a walk in wardrobe. The room is 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 generous walk-in shower enclosure with screen, WC, vanity unit with sink and illuminated mirror above and a mirror cabinet. Heated towel rail.



 1 |  1 | Offers over £195,000

### Inclusions & Notes

Inclusions: fitted carpets, blinds and integrated appliances. Items of furniture are available under separate negotiation.

### Notes:

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

### Service Charge

Service Charge is £206.51 per month for the year ending 31/8/2027

- 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
- 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.

### Car Parking

Free resident's car parking available.

