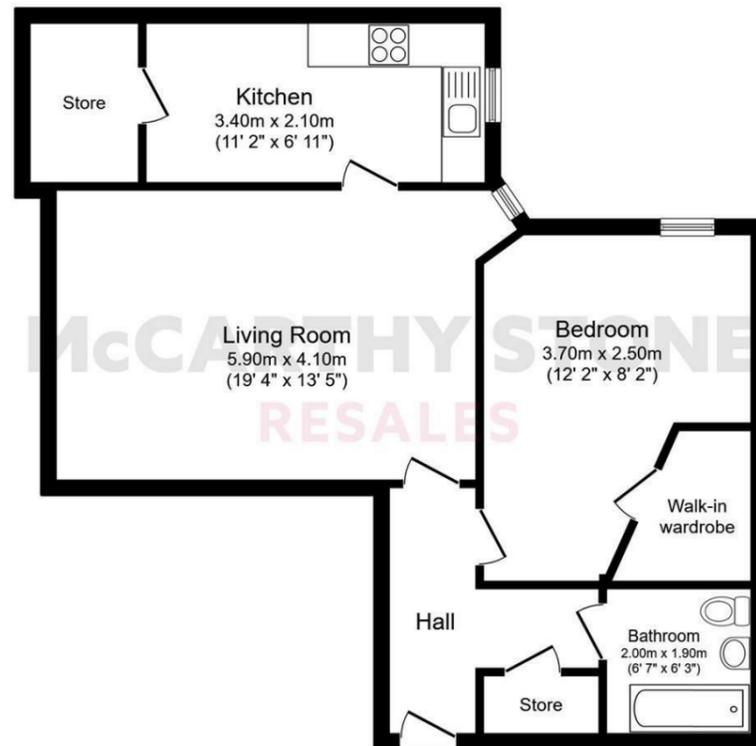


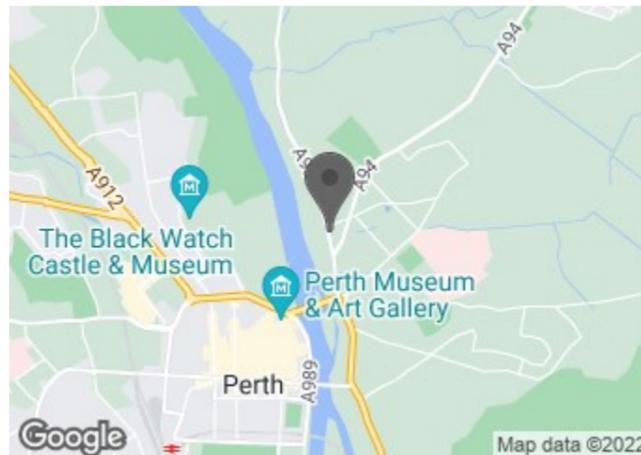
# McCARTHY STONE RESALES

## 21 CONACHAR COURT, ISLA ROAD, PERTH, PH2 7GZ



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: E**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

# McCARTHY STONE RESALES

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Generous large configuration one bedroom retirement apartment boasting a corner position within the popular Conachar Court overlooking the courtyard. Close to local amenities and within walking distance to Perth town centre. Bus stops outside the development.

**OFFERS OVER £189,995 FREEHOLD**

For further details, please call **0345 556 4104**  
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# CONACHAR COURT, ISLA ROAD, PERTH

# 1 BED | OFFERS OVER £189,995

## SUMMARY

Conachar Court was built by McCarthy & Stone purpose built for retirement living situated beside the River Tay in a sought after location. The modern development with secure entry phone system consists of 50 one and two-bedroom retirement apartments for the over 60's or 60 and 55 if a couple. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in hall, and bathroom/shower room. There is a lift servicing all floors. The welcoming and spacious residents' lounge with separate kitchen facility is a great space for impromptu get togethers, social events and celebrations with your new neighbours. The second floor is where you will find the relaxing sun lounge and roof terrace overlooking the River Tay. There is a guest suite for your family and friends who wish to stay (additional charges apply). Additional amenities include the laundry room and toilet facility. Entrance to the development is situated within a courtyard setting with attractive and well maintained landscaped gardens.

## LOCAL AREA

Conachar Court is situated in Perth, a picturesque city in central Scotland on the banks of the River Tay. Given city status in 2007 yet still retaining its town like charm, Perth is host to an excellent selection of independent boutiques, high street shops and amenities not far from the development.

Residents can enjoy access to a wide range of leisure facilities, with indoor and outdoor bowling, a swimming pool and both North Inch and King James VI Golf Clubs within a couple of miles. For those with a passion for history, there is an excellent museum as well as a number of historic sites nearby to explore. With regards to transport links, Perth's locals boast that you can reach anywhere in mainland Scotland within two hours'. There

are excellent road and rail connections, it is easy to see why Perth is considered a transport hub for journeys across Scotland. Living in Perth, our homeowners will have access to some of the most beautiful natural scenery Scotland has to offer, from rich agricultural fields to the stunning views of the mountains in the Southern Highlands.

## 21 CONACHAR COURT

Apartment 21 offers generous proportioned rooms as one of our larger one bed configurations within Conachar Court. Located on the first floor you can enjoy looking onto the courtyard and well maintained gardens. The apartment comprises an entrance hall, living room, bedroom and shower room. A lift serves all floors and you are close to all the communal facilities on offer. Electric storage heating is provided.

## ENTRANCE HALL

The welcoming entrance hall has a secure camera intercom system. There is a good sized walk-in storage/airing cupboard. The hallway includes illuminated light switches, 24 hour Tunstall emergency response pull cord system and smoke detector. The hallway provides access to the bedroom, shower room and living room.

## LIVING ROOM

This generous living room boasts a corner position within Conachar Court and has an open outlook facing the attractive courtyard and beyond. The Juliet balcony with French doors is a nice feature making this a bright living space and the room can easily accommodate a dining area. The feature electric fire and surround is a nice addition.

## KITCHEN

Fully fitted contemporary kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in

oven and microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and washer/dryer. The kitchen benefits a walk-in cupboard/pantry. There is under pelmet lighting and a roller blind.

## BEDROOM

Good sized double bedroom, a walk-in wardrobe with hanging rails, shelving and storage. There is ample room to accommodate free-standing bedroom furniture. Plenty electric sockets, TV and phone point.

## SHOWER ROOM

Spacious shower room fully tiled and fitted with suite comprising a walk-in shower, WC, vanity unit with sink and illuminated mirror above and heated towel rail and fan.

## INCLUSIONS

Fitted carpets, curtain poles and curtains, blinds and integrated appliances.

## SERVICE CHARGE

- Cleaning of communal and external 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
- Service Charges for the year ending 31/8/22 £180.25 per month (£2163.00 per annum)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## RESIDENTS' PARKING (PERMIT SCHEME)

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.

