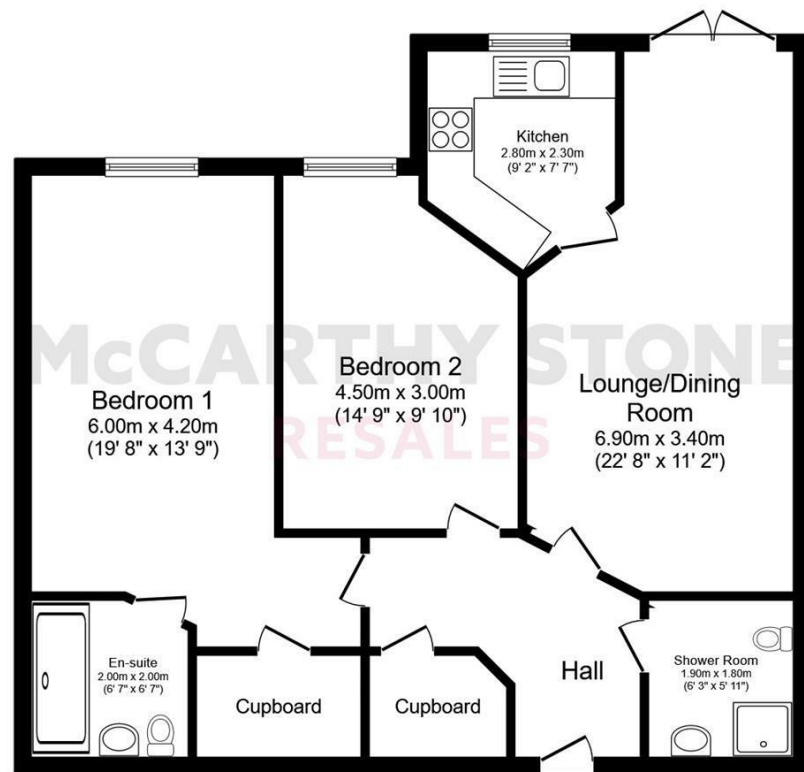


McCARTHY STONE RESALES

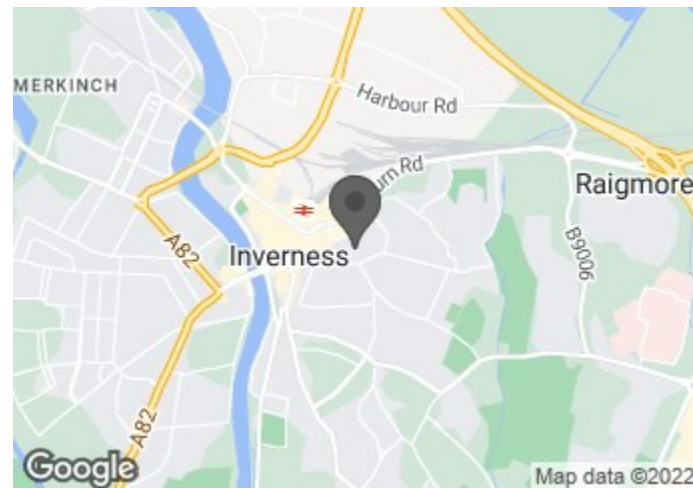
2 OAKWOOD COURT CROWN AVENUE, INVERNESS, IV2 3FN



Printed Contact Details...

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		81	83
(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			
(55-68) D			
(39-54) E		75	77
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland EU Directive 2002/91/EC			



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The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

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Superb ground floor two bedroom retirement apartment within the sought after Oakwood Court development in the Crown area of Inverness with excellent amenities within walking distance

OFFERS OVER £250,000 FREEHOLD

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OAKWOOD COURT, CROWN AVENUE,

2 BED | OFFERS OVER £250,000

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. Retirement Living at Oakwood Court includes 24 hour emergency call system allowing you to call for assistance day and night. The door entry system is linked to your television so you can see who's calling and there's a House Manager who's there to help everything run smoothly. 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 now housing Inverness Sheriff Court, 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.

2 OAKWOOD COURT

Superb two bedroom ground floor apartment with access to the patio and overlooking the attractive communal grounds. Ideally positioned next to the popular residents' lounge where you can meet up with your neighbours for a catch up and the main entrance to Oakwood Court with easy access to the car park. The apartment comprises of an entrance hall, living room, kitchen, two bedrooms with one en-suite and a shower room.

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 bright and spacious benefiting a French door with access to the patio area and courtyard so you can sit and enjoy a coffee overlooking the pleasant garden grounds of Oakwood Court. The feature fire surround with electric fire creates a nice focal point. There are ample raised electric power sockets, TV and telephone points and three ceiling lights. The decor is neutral with fitted carpet and vertical blind. 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. There is a vertical blind and under pelmet lighting.

BEDROOM EN-SUITE

Generous primary bedroom with walk-in wardrobe and plenty of room to accommodate additional furniture. There are ample sockets, a TV and phone point. 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 double bedroom with ample room for furniture and is well appointed with TV and telephone points, 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.

INCLUSIONS

Included in the sale, all fitted carpets, blinds and curtains, other items may be available subject to separate negotiation.

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 £258.44 per month (£3101.24 per annum)

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.

