



McCarthy & Stone

RESALES

TWO BED FIRST FLOOR RETIREMENT APARTMENT

31 Conachar Court, Isla Road, Perth, PH2 7GZ



Offers over £250,000 FREEHOLD

For further details, please call 0345 556 4104

31 Conachar Court, Isla Road, Perth, PH2 7GZ

Sought after two bedroom RETIREMENT APARTMENT located on the first floor within the popular CONACHAR COURT DEVELOPMENT overlooking the RIVER TAY. EARLY ENTRY AVAILABLE.

Conachar Court was purpose built by McCarthy Stone 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 the shower room and En-suite. 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.

Homeowners 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.

31 Conachar Court

Superb two bedroom first floor apartment comprising of a lounge, two bedrooms with one En-suite, kitchen, shower room and plenty storage space. The apartment has electric heating with a recently installed Fischer heater in the lounge. The Gledhill boiler has had it's annual inspection done recently.

Entrance Hall

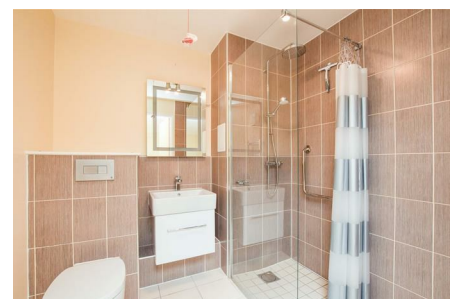
The welcoming entrance hall with a generous walk-in storage/airing cupboard. The hallway includes illuminated light switches, 24 hour Tunstall emergency response pull cord system, smoke detector and secure camera intercom system. The hallway provides access to the bedrooms, shower room and lounge.

Lounge

Lovely bright and spacious lounge with space for dining by the Juliet balcony with views over the attractive communal gardens. There are ample raised electric power sockets, ceiling lights with shades, TV and telephone points. A new efficient electric radiator by Fischer has been installed by the current owner. The decor is neutral with fitted carpets continued into the hall and bedrooms. The partially double glazed door leads onto a separate kitchen.

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. There is under pelmet lighting installed.



Primary En-suite

Double bedroom with a generous walk-in wardrobe with hanging rails and shelving. There are ceiling lights, TV and phone point plus plenty electric sockets. The bedroom also features an En-suite facility fully tiled and fitted with suite comprising of generous shower enclose with screen, WC, vanity unit with sink and mirror above.

Bedroom Two

Good sized second bedroom which can accommodate free standing bedroom furniture. There are ceiling lights, TV and phone point.

Shower Room

Contemporary fully tiled and fitted with suite comprising of walk-in shower cubicle, WC, vanity unit with sink and mirror above. There is an emergency pull cord in the shower room and En-suite facility.

Extras

Fitted carpets, light fittings and shades and all integrated appliances.

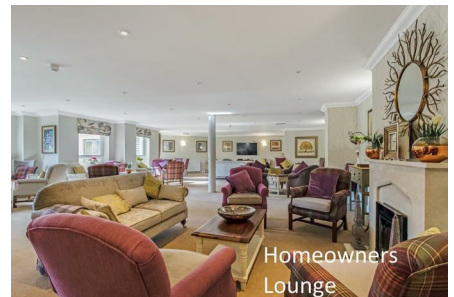
Service Charge

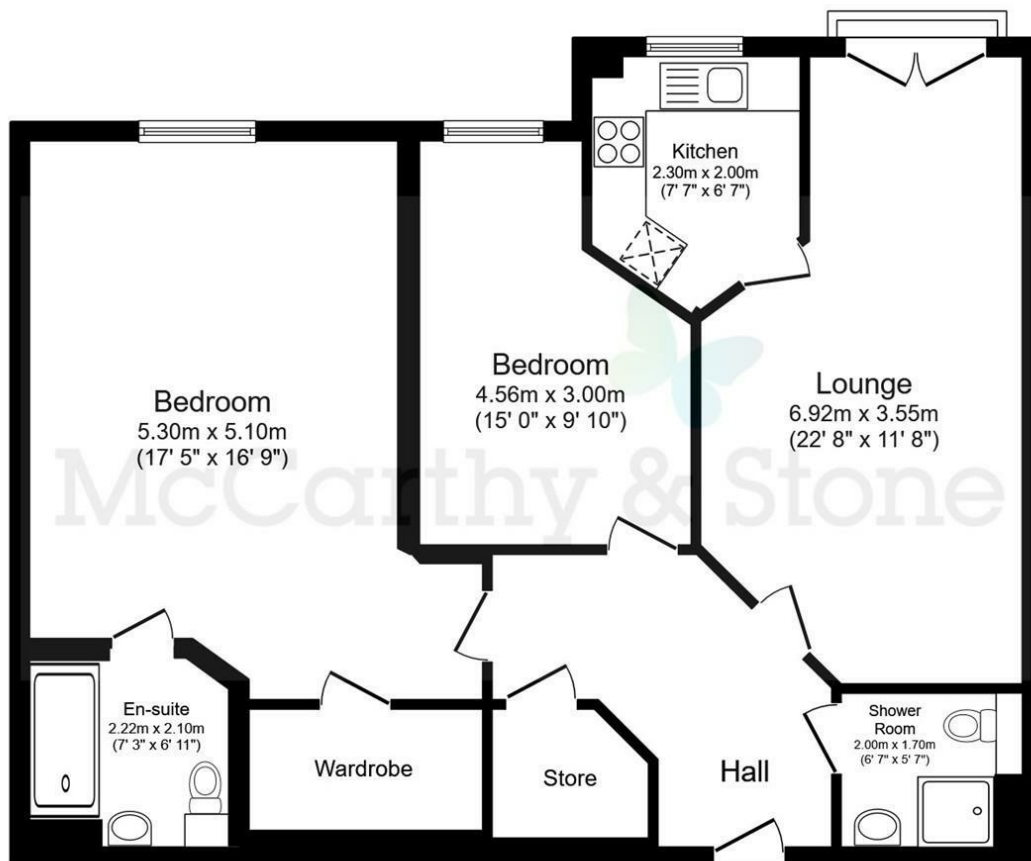
- Cleaning of external and communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration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

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.

Car 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.





Printed Contact Details...

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

Powered by 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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, 100 Holdenhurst Road,
Bournemouth, Dorset, BH8 8AQ
T: 0345 556 4104 - www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544