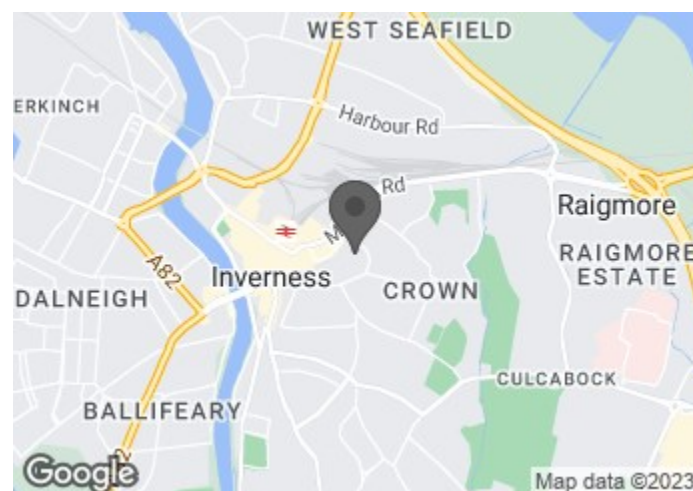
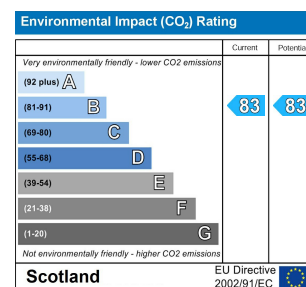
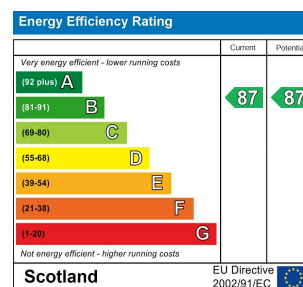


APPROX. GROSS INTERNAL FLOOR AREA 580 SQ FT / 54 SQM	Oakwood Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/02/23
	photoplan



COUNCIL TAX BAND: D



McCARTHY STONE
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses.

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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McCARTHY STONE
RESALES

26 OAKWOOD COURT
CROWN AVENUE, INVERNESS, IV2 3FN



CLOSING DATE - FRIDAY 14TH APRIL AT 12 NOON

Superb first floor one bedroom retirement apartment within the sought after Oakwood Court development in the Crown area of Inverness with excellent amenities within walking distance. Benefiting from a modern fitted kitchen and a walk-out balcony accessed from the living room.

OFFERS OVER £200,000 FREEHOLD

For further details, please call **0345 556 4104**
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OAKWOOD COURT, 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. 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.

ENTRANCE HALLWAY

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, bedroom and shower room.

LIVING ROOM

The living room is bright and spacious benefiting a French door with access to the walk-out balcony where you can sit and enjoy a coffee overlooking the pleasant grounds of Oakwood Court. There are ample raised electric power sockets, TV and telephone points and



1 BED | OFFERS OVER £200,000

three ceiling lights. The decor is neutral with fitted carpets. A 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.

BEDROOM

Generous double bedroom with walk-in wardrobe and plenty room to accommodate additional furniture. There are ample sockets, a TV and phone point.

SHOWER ROOM

Contemporary shower room tiled and fitted with suite comprising of a raised walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above.

ADDITIONS

Fitted carpets, curtains and integrated appliances are included in the sale. Items of furniture are available under 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge per month £172.29 (£2067.50 per annum) for the year ending 31/8/23

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.

