



8 Royal Ness Court, Ness Walk, Inverness, IV3 5TE

- Retirement development.
- Kitchen.
- Electric heating system.
- Ground floor apartment.
- Two bedrooms.
- Double glazing throughout.
- Spacious lounge.
- Ensuite & bathroom.
- Communal gardens & parking.

Offers Over £150,000

This desirable, 2-bedroom, ground floor apartment forms part of the McCarthy and Stone Retirement Complex and offers an excellent opportunity for a purchaser to buy a home which allows them to benefit from on-site monitoring and emergency systems while retaining their independence.

The property itself comprises of entrance hall, a bright and spacious lounge with feature electric fireplace, kitchen, main double bedroom which benefits from built-in wardrobes and an ensuite shower room, second double bedroom with fitted wardrobe and the bathroom completes the accommodation. The heating is modern, high heat retention electric storage heating, and all windows are double-glazed. Each room has an emergency pull cord.

All residents have access to the communal residents' lounge, laundry room, car park and garden grounds.

LOCATION

Royal Ness Court apartments are pleasantly situated in Ness Walk within close proximity to the City Centre. Local amenities within walking distance include convenience store, supermarket, Eden Court Theatre, the iconic Ness Islands, Bught Park, Inverness Leisure Centre and Inverness Botanic Gardens.

Public transport links offering routes across Inverness are available within walking distance from Glenurquhart Road. Travel routes including the A9, A82 & A862 and other routes across the Highlands are easily accessible from the property.

DIRECTIONS

From the City Centre travel over the Ness Bridge and turn left onto Ness Walk/Ardross Terrace. Continue along Ardross Terrace turning left onto Bishops Road passing Eden Court Theatre on your right. Follow the road and take the first turn onto Bishops Park. Continue along this road taking the first turning on the left. Royal Ness Court is on the right-hand side. From the main entrance of the development, pass the residents lounge and take a right down the ground floor corridor. Continue along the corridor to number 8. There is a side entrance to Royal Ness Court, facing Bishops Park which allows access into the building close to number 8.

KEY POINTS

- Emergency pull cord in every room.
- Secure door entry system.
- House Manager.
- Residents Lounge.
- Short walk to City Centre & River Ness.

DEVELOPMENT

The Royal Ness Court development comprises self-contained apartments spread over three floors which are all served by a lift. The development has been designed with both security and comfort in mind. Further features of the development include secure door entry system, residents lounge where home owners can socialise or attend group activities, laundry room, guest suite for visitors, house manager and shared parking for residents and visitors.

ACCOMMODATION

ENTRANCE HALL

5.75 x 1.20 & 2.19 x 3.60 (18'10" x 3'11" & 7'2" x 11'9")

Main door to property, access to all living space, storage cupboard with shelving.

LOUNGE

7.45 x 3.23 (24'5" x 10'7")

Bright and spacious lounge with feature fireplace, dining space and elongated windows allowing an influx of natural light into the room. Glass paneled doors allow access into the kitchen.



KITCHEN

2.29 x 2.10 (7'6" x 6'10")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, space for white goods, integrated electric hob, oven & extractor fan and side facing window.



ENSUITE

2.13 x 1.73 (6'11" x 5'8")

Shower, WC, wash hand basin with wall mounted mirror and light with shaving point, heated towel rail, Dimplex heater, extractor fan and hand rail.



BEDROOM TWO

4.80 x 2.84 (15'8" x 9'3")

Double bedroom with fitted wardrobe and side facing window.



BEDROOM ONE

6.60 to 4.51 x 2.79 (21'7" to 14'9" x 9'1")

Double bedroom with built-in double wardrobe, large walk-in storage cupboard housing water tank, ensuite shower room and side facing window.



BATHROOM

2.07 x 1.69 (6'9" x 5'6")

Tiled walls, shower over bath, wash hand basin with storage, wall mounted mirror and light with shaving point. WC, heated towel rail, Dimplex heater and extractor fan.



RESIDENTS LOUNGE

Located on the ground floor, close to the entrance, the lounge offers a social space for all residents to enjoy.



LAUNDRY ROOM

Situated on the ground floor, close to the residents lounge and available for the use of all residents.



GARDEN GROUNDS

All garden grounds/courtyard grounds at Royal Ness Court are communal.



PARKING

All parking is communal. The parking at the front of the building is private to residents and visitors of residents. Parking is not allocated but it is written into the property title that one parking space is available.

AGE RESTRICTIONS

One resident of the property must be over the age of 60 and any second occupant must be over the age of 55.

FACTORING/MANAGEMENT

The current factor at Royal Ness Court is First Port Property Management. The management fee is approximately £1702 every 6 calendar months and includes the maintenance of and electricity supply in all communal areas internally and externally, house manager service, 24-hour emergency care line, maintenance of secure door entry system and buildings insurance.

EXTRAS

Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks and integrated appliances are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

COUNCIL TAX BAND

The current council tax is Band D. Please be aware that this may be subject to change upon sale.

EPC BAND

EPC Band B.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

61772.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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