



7 Royal Ness Court, Ness Walk, INVERNESS, IV3 5TE

Offers Over £115,000

REF: 61318





This bright, spacious ground floor apartment represents a unique opportunity to purchase a one-bedroom property within the McCarthy & Stone retirement complex which is located within easy reach of excellent facilities and the City Centre.

The apartment benefits from double glazing and electric heating, emergency pull cords, security entry system, resident house manager and enjoys open views across the rear garden. The apartment provides ideal accommodation for a couple or single person looking for a property with onsite care, assistance, yet retaining their total independence.

The accommodation consists of: an entrance hall with large storage cupboard; lounge with dining area and patio door opening to the rear; compact kitchen with a selection of base and wall mounted units, complementary tiling to splashback, electric hob and oven, extractor fan, fridge and freezer; double bedroom with fitted mirrored wardrobes; shower room comprising a WC, wash hand basin and mains fed level access shower with fold away seat.

To the rear of the property is a small garden area where one can sit and enjoy the sunshine along with an additional well-maintained communal garden area. There is ample parking available for both residents and visitors alike. Facilities within the complex include a residents' lounge offering a wide range of activities, laundry room, refuge room and guest suite which is available at a small additional charge.

Royal Ness Court is within close proximity of a general store, takeaway and baker's, with a host of other facilities available close by such as Eden Court Theatre, the Aquadome, hotels, bars and restaurants along with the River Ness with its many charming island walks.

Inverness City Centre is also within walking distance and offers excellent shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

Kitchen **2.33m x 1.92m (7'8 x 6'3)**
Lounge **7.28m x 3.24m (23'11 x 10'8)**
Bedroom 1 **4.78m x 3.05m (15'8 x 10'0)**

Hall **2.26m x 2.08m (7'5 x 6'9)**
Bathroom **2.08m x 1.67m (6'9 x 5'6)**



General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price. The management fee is approximately £1900 per annum.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band C

EPC Rating

B

Post Code

IV3 5TE

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/JD/THOM0418/2

Price

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Directions

From the city centre, take the A82 along Glenurquhart Road. Turn left onto Bishops Road and continue over the mini roundabout. Turn right into Bishops Park and turn left onto Ness Walk. Royal Ness Court is located on the right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

