

27 Moravia Court, Market Street, Forres, IV36 1EA



We are delighted to offer this immaculately presented one bedroom First Floor Apartment situated within the much sought after and prestigious McCarthy & Stone Retirement Development located in the picturesque Market Town of Forres.

FIRST FLOOR APARTMENT

ONE BEDROOM

FREEHOLD

DESIRABLE LOCATION

SECURITY ENTRANCE SYSTEM

ON SITE HOUSE MANAGER

MAINTENANCE CHARGE APPROX. £1,000 p.a.

LOVELY VIEWS

ELECTRIC STORAGE HEATING

TRIPLE GLAZING

COUNCIL TAX BAND B

EPC RATING B

Fixed Price
£105,000

In walk-in condition throughout this beautifully presented one bedroomed First Floor Apartment is situated in an ideal location within close proximity of Forres High Street. The front facing property which boasts stunning views over the Mosset Burn is situated within walking distance of all local shops, amenities and transport links and benefits from UPVC Triple Glazing and Electric Storage Heating

The apartment is entered through a communal security door providing a safe and secure environment enabling retired homeowners to lead an enjoyable, care free and independent lifestyle. There is a 24 hour security system in place together with an on-site House Manager to provide extra piece of mind.

The development boasts a guest room, laundry and communal lounge creating an ideal area for socialising with other homeowners giving residents the opportunity to meet and develop new friendships.

The good sized accommodation comprises: exceptionally bright and spacious Lounge/ Diner with French Doors to the front allowing natural light to flood in and providing splendid views over the nearby Mosset Burn, modern light and airy, recently refurbished Kitchen incorporating built in oven, hob and cooker hood, a good sized double bedroom and stylish Shower Room with under sink storage.

Outside, there are beautifully presented and well maintained, landscaped gardens together with private parking to the rear. None of the curtains are included in the sale. The free standing fire in the lounge is included and the fridge freezer and microwave are available under separate negotiation.

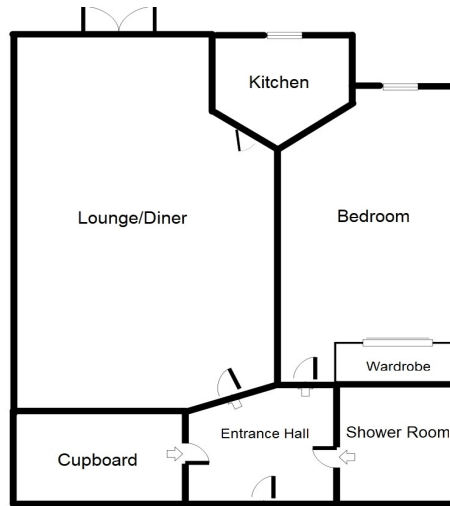
This charming property would make a lovely home.





If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Lounge/Diner: 7.23m x 3.24m (23'9" x 10'8")
- Hallway: 2.50m x 2.08m (8'2" x 6'10")
- Kitchen: 2.32m x 2.05m (7'7" x 6'9")
- Bedroom: 4.18m x 2.95m (13'8" x 9'8")
- Shower Room: 2.07m x 1.69m (6'9" x 5'7")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

