

17 Moravia Court, Forres, IV36 1EA



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

FIRST FLOOR APARTMENT

ONE BEDROOM

FREEHOLD

DESIRABLE RESIDENTIAL AREA

SECURITY ENTRANCE SYSTEM

ON SITE HOUSE MANAGER

PRIVATE PARKING

MAINTENANCE CHARGES APPROX. £1,665.43 p.a.

LOVELY VIEWS

ELECTRIC STORAGE HEATING

UPVC DOUBLE GLAZING

COUNCIL TAX BAND B

EPC RATING B

F337

Offers Over
£105,000

This nicely presented one bedroom First Floor Apartment is situated in an ideal location within close proximity of Forres High Street. The property boasts lovely views from the Lounge/Diner over the patio area and is situated within walking distance of all shops, amenities and transport links. The property benefits from UPVC Double 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, modern Kitchen incorporating built in under counter fridge and freezer, oven, hob and extractor hood, a good sized double bedroom incorporating built in storage and Bathroom benefitting from a three piece suite, shower over the bath and under sink storage.

Outside, there are beautifully presented and well maintained, landscaped gardens together with private parking to the rear.

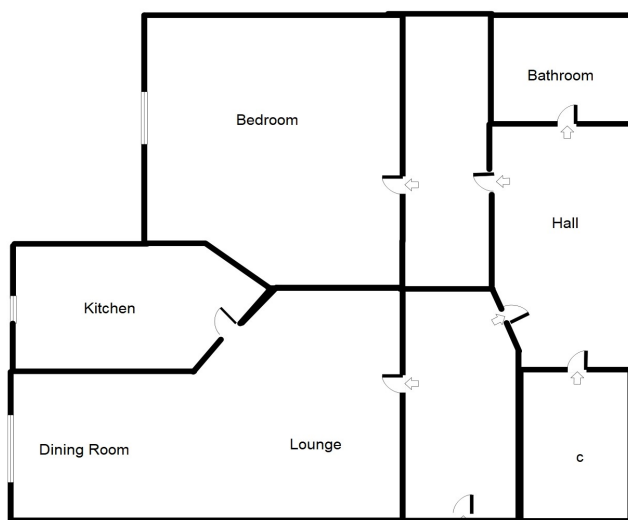
This charming property would make a lovely home. And an internal viewing is highly recommended.





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

- Vestibule: 2.35m x 2.14m (7'9" x 7'0)
- Lounge/Diner: 7.02m x 3.26m (23'0" x 10'8")
- Kitchen: 2.31m x 2.11m (7'7" x 6'11")
- Bedroom 1: 4.19m x 2.77m (13'9" x 9'1")
- Bathroom: 2.04m x 2.77m (13'9" x 9'1")



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.