

20 Moravia Court, Forres, IV36 1EA



This immaculately presented one bedroom first floor apartment is situated within the much sought after and prestigious McCarthy & Stone Retirement Development located within close proximity of all local amenities and transport links.

FIRST FLOOR APARTMENT

ONE BEDROOM

IMMACULATLY PRESENTED

CLOSE TO ALL AMENITIES & TRANSPORT LINKS

SECURITY ENTRANCE SYSTEM

ON SITE HOUSE MANAGER

ELECTRIC HEATING

DOUBLE GLAZING

FACTORING APPROX. £680 TWICE A YEAR

COUNCIL TAX BAND B

EPC RATING B

F195

Valuation
£105,000

In walk-in condition throughout this immaculately presented first floor apartment is entered through a communal security door providing a safe and secure environment enabling retired home owners 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 elegant communal lounge creating an ideal area for socialising with other home owners giving residents the opportunity to meet and develop new friendships.

The property benefits from Double Glazing and Electric Heating.

The good sized accommodation comprises: hallway with large storage cupboard, bright and spacious lounge/diner incorporating electric fireplace with stylish surround creating a lovely focal point to the room and French doors leading out to a Juliet Balcony. The modern kitchen has been fitted with wall and base mounted units together with integrated oven, hob, cooker hood and fridge freezer. There is a good sized double bedroom with separate dressing area and double mirrored wardrobes providing ample storage facilities, a stylish bathroom with large walk-in shower and under sink storage. The apartment benefits from high spec. quality fixtures and fittings throughout and an internal viewing is highly recommended to appreciate the attractive accommodation on offer.

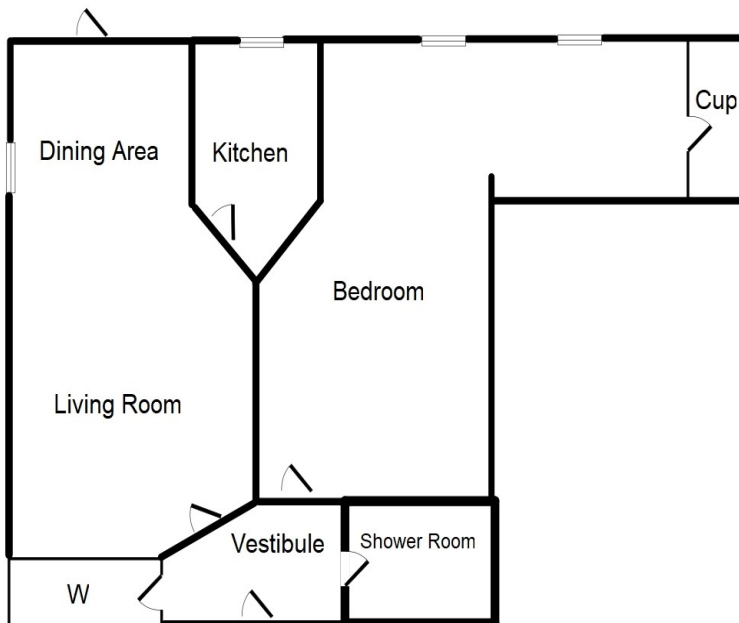
Outside, there are beautifully presented and well maintained, landscaped gardens together with a private parking area to the rear.





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

- Hallway: 2.49m x 2.11m (8'2" x 6'10")
- Lounge/Diner: 7.18m x 3.21m (23'7" x 10'7")
- Kitchen: 2.32m x 1.96m (7'7" x 6'5")
- Bedroom: 4.76m x 2.94m (15'7" x 9'8")
- Dressing Area: 1.91m x 1.61m (6'3" x 5'3")
- Bathroom: 2.01m x 1.65m (6'10" x 5'5")



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.