

52 High Street, Elgin, IV30 1BU

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9 South Park Court Elgin Moray IV30 1NJ







# Offers Over £85,000

Located within close proximity to Elgin is this 1 Bedroom Ground Floor Flat which is located within the Hanover Housing Development designed for the over 55's.



### **Features**

1 Bedroom Ground Floor Flat Close proximity to Elgin town centre and local amenities Communal Parking Double Glazing Electric Heating Located within close proximity to Elgin is this 1 Bedroom Ground Floor Flat which is located within the Hanover Housing Development designed for the over 55's.

Accommodation comprises a Hallway, Lounge, Kitchen, 1 Bedroom and a Bathroom.

Entrance to the property is via a communal door with security entrance phone which leads into a communal hallway.

Hallway Pendant light fitting Electric night storage heater Built-in storage cupboard housing the hot water tank A spacious walk-in cupboard with lighting within

Lounge – 14'8" (4.47) x 11'6" (3.50) A double aspect room Ceiling light fitting Double glazed window to the front and side Electric night storage heater Electric coal effect fire Fitted carpet

Kitchen – 11'6" (3.50) x 6'5" (1.94) Ceiling light fitting Double glazed window to the side Wall mounted cupboards with under-unit lighting and fitted base units Integrated electric hob, with overhead extractor unit and oven Space to accommodate a fridge/freezer and washing machine Vinyl flooring

Bedroom One – 14' (4.27) x 9'6" (2.89) Pendant light fitting Double glazed window to the front Electric wall mounted panel heater Built-in storage cupboard Fitted carpet

Shower Room – 8'1" (2.46) max x 7'6" (2.28) max Ceiling light fitting Double glazed frosted window to the front Electric heated towel rail Shower cubicle with electric shower and tiled walls within Pedestal wash basin and W.C with a concealed cistern Tile effect flooring

Parking There is communal parking to the front of the property

#### Note 1

All light fittings, curtains & fitted blinds & floor coverings are to remain. The washing machine and fridge are also to remain as part of the sale.

Other furniture items can be available by separate negotiation.

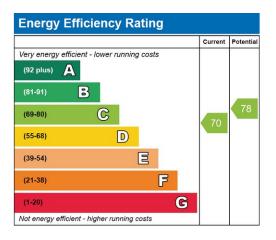
Note 2

There is a factoring service of £163.00 approximately per month with Hanover Housing, and we are advised that discussions are ongoing for a replacement factoring company to take over the management service of the development.

## Energy Peformance Rate

## **Council Tax Band**

### **Currently Band B**

















#### **Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

#### **Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

#### Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

#### Entry

By mutual agreement

#### Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

#### **FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.