



44 Moravia Court, Forres IV36 1EA



We are delighted to offer this 1 Bedroom Apartment which is located on the Top Floor within the Moravia Complex in Forres. Suitably located within walking distance of the High street, supermarkets and local amenities.

Moravia living lifestyle is to provide your independence in an environment that offers companionship, privacy and security. There are facilities like the Residents' Lounge to socialise with other homeowners and your own high quality, purpose-built apartment which is your own private space. And when you have your friends or relatives over, there's our convenient guest suite available.

All our developments feature a 24 hour state-of-the-art security system and are run by a dedicated House Manager, so complete peace-of-mind is guaranteed. The external maintenance, gardening and landscaping is taken care of. It's much more than a retirement apartment - it really is life made easy.

Secure communal entrance with security cameras throughout the building. Accommodation comprises: Entrance Hallway, Lounge Diner, Kitchen, Bedroom and Bathroom, Electric Heating and Double Glazing.

Further benefits include use of a Laundry Room and Car Parking Spaces to the Rear.

An Internal Viewing is Strongly Recommended.

EPC Rating Band "C"

OFFERS OVER £105,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

The apartment is entered through a solid wooden door with a security spy hole.

Hallway

The light and airy hallway comprises of a ceiling light fitting, coving to the ceiling. New carpet to the floor. Smoke alarm. Heat detector. Security entry handset. Single power point. A walk-in cupboard (3'1" x 6'3") houses the consumer units, wall mounted light fitting, carpet to the floor and also provides shelf storage space. Emergency alarm cord. Doors leading to the Lounge, Bedroom and Bathroom.

Lounge Diner - 23'1" (7.03m) x 10'7" (3.22m) narrowing to 6'8" (2.02m)

Good sized Lounge Diner with uPVC double glazed windows to the side aspect and overlooking the garden. Newly fitted carpet to the floor. Three pendant light fittings and coving to the ceiling. Heat detector. Storage radiator. Emergency alarm cord. TV and BT points. Various power points. Ample space available for a dining table and chairs. Multi panel glass doors lead to the Kitchen and Hallway.



Kitchen - 7'7" (2.3m) x 7'5" (2.25m) (maximum measurement)

Fitted kitchen with a range of wall mounted cabinets with under unit lighting and base units with roll top work surface. Ceramic tiling to the walls. Integrated appliances include an electric hob with overhead extractor, eye level single oven, under counter fridge and freezer. Stainless steel sink with chrome mixer tap and drainer. Vinyl to the floor. Heat detector. Three bulb light fitting and coving to the ceiling. Various power points. uPVC double glazed window with a roller blind, to the side aspect, overlooking the lovely gardens. Creda wall mounted electric fan heater. Emergency alarm cord.



Bathroom - 5'6" (1.67m) x 6'10" (2.07m)

Bathroom with a low-level WC, vanity sink with chrome taps and overhead wall mounted mirror and shaver light. Bath with chrome taps, mains operated shower, ceramic tiling to the walls, grab rail and glass shower screen. Further ceramic tiling to the remainder walls. White heated towel rail. Ceiling light fitting. Creda wall mounted electric fan heater. Extractor fan. Vinyl to the floor. Emergency alarm cord.



Bedroom - 9'2" (2.79m) x 13'8" (4.16m) (maximum measurement)

Double bedroom with 3 bulb ceiling light fitting and coving to the ceiling. New carpet to the floor. A built-in double wardrobe fronted with concertina style mirrored doors offers shelf and hanging storage. Storage radiator. Various power points, TV and BT point. uPVC double glazed window to the side aspect, overlooking the gardens. Emergency alarm cord.



Facilities

The apartments are self-contained and each one has an entry phone providing communication to the House Manager by means of an intercom. 24 Hour careline system points to each room, Intruder alarm and Security camera use for set up with a standard TV.

House Manager & Entrance

On site manager to assist with day to day queries or to assist your emergency call. Secure entrance to the building and fire detection equipment throughout. Doors lead into the spacious hallway where further doors lead to the Recreational Lounge, resident's kitchen and corridors with beautifully decorated walls, heating and well maintained carpets lead to the self- contained apartments. A lift and staircase services the upper accommodations.



Residents Lounge

The homeowners Lounge provides a common space to socialise with ample seating. Designed to provide a room with a stunning fireplace providing the focal point of the room, fitted carpet, small library, table and chairs, music system, jigsaw puzzles and magazines. French uPVC doors leads out to the common residents landscaped side garden which has established planting and a seating patio area.



Guest Suite

Occasional suites are available to book for family and friends looking to visit. Bookable with the House Manager.

Laundry Room

A convenient laundry room with ample washing machines and tumble dryers for communal use.



Landscaped Gardens

The gardens and buildings are beautifully maintained by Newton Property. Landscaping and up keeping of the gardens is also permitted by the residents should they so wish to choose.

Note 1

All floor coverings, light fittings and integrated appliances are included in the sale,

Note 2

New Residents accepted from 60 years of age.

Note 3

The maintenance charge for the property is approximately £1,400 per annum, which is paid in two instalments, covers the cost of providing the house manager, security systems and call monitoring, external maintenance for the building and grounds, heating and lighting of all communal areas, including buildings insurance.





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.

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 01309 696296 for an appointment