



5 South Park Court, Elgin, IV30 1NJ
Offers Over £126,000

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estateagents

Well-presented first floor flat situated in a popular and sought after location built by Robertson Homes and managed by Hanover (Scotland) Housing Association Ltd.

Occupiers within the development should be aged 55 or over, unless it can be demonstrated that there is need for assisted support.

The property is in close proximity to the city centre, railway station and local retail parks.

Internally, the flat has rooms of a good size with extra wide doorways. The accommodation comprises secure entrance area, lounge, kitchen, two spacious double bedrooms and a shower room. The property further benefits from generous storage space, double glazing and electric heating.

Shared entrance

Canopied entrance with security system leads to the entrance hall. Staircase up to first floor. Door to :-

Hallway

L-shaped Hallway with fitted carpet, Dimplex heater, smoke detector, hatch to loft space, recessed spotlights and triple light fitting. Walk-in cupboard with fitted carpet, pendant light and housing the new water tank. Cupboard with coat hooks, electricity meter and fuse box, pendant light, fitted carpet and shelving. Cupboard with shelving.

Lounge

3.61m x 4.43m

Lovely, bright double aspect Lounge with both windows fitted with vertical blinds and curtains. Triple central ceiling light fitting, electric heater smoke detector, recessed spotlights and fitted carpet. Door to :-





Kitchen

11'10" x 6'5" (3.61m x 1.98m)

Newly fitted with a contemporary range of light grey base and wall mounted units. Window with vertical blinds and curtains. Vinyl flooring, strip light, under unit lighting and heat detector. Stainless steel sink and drainer. Plumbing for washing machine, space for fridge freezer and tumble dryer. Integrated electric oven and induction hob with extractor hood above.

Bedroom 1

3.74m x 3.35m

Double bedroom with window to the side fitted with vertical blinds and curtains. Fitted wardrobe and freestanding wardrobe. Dimplex radiator, fitted carpet and pendant light.



Bedroom 2

9'1" x 15'0" (2.77m x 4.59m)

Double bedroom with window to the side fitted with vertical blinds and curtains. Freestanding wardrobe. Dimplex radiator, fitted carpet and pendant light.



Shower Room

5'4" x 8'6" (1.65m x 2.61m)

Newly fitted Shower Room with three piece white suite comprising double shower cubicle with Mira electric shower, wash hand basin set in vanity unit, and WC. Wetwall, vinyl flooring, chrome towel rail radiator, recessed spotlights, extractor, medicine cabinet and wall cabinet.

Home Report

The Home Report Valuation as at 9th January 24 is £126,000 Council Tax Band C and EPI rating is C.

Fixtures and Fittings

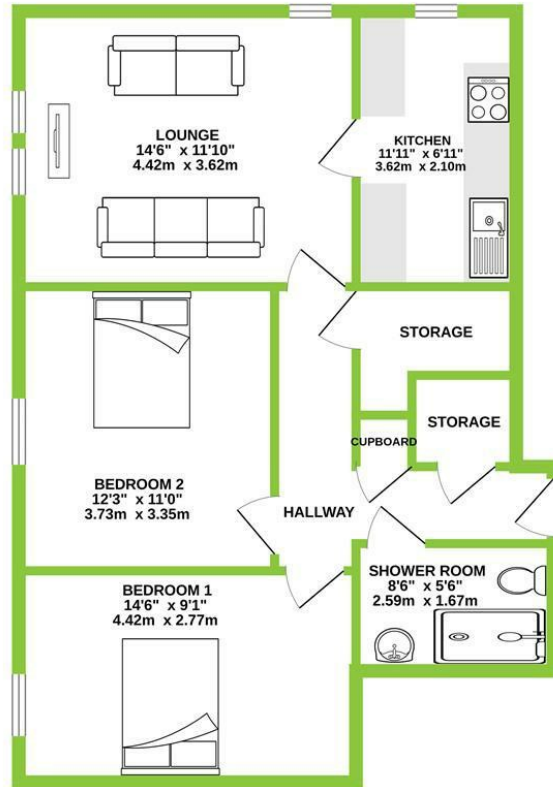
The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with all the wardrobes.

Outside

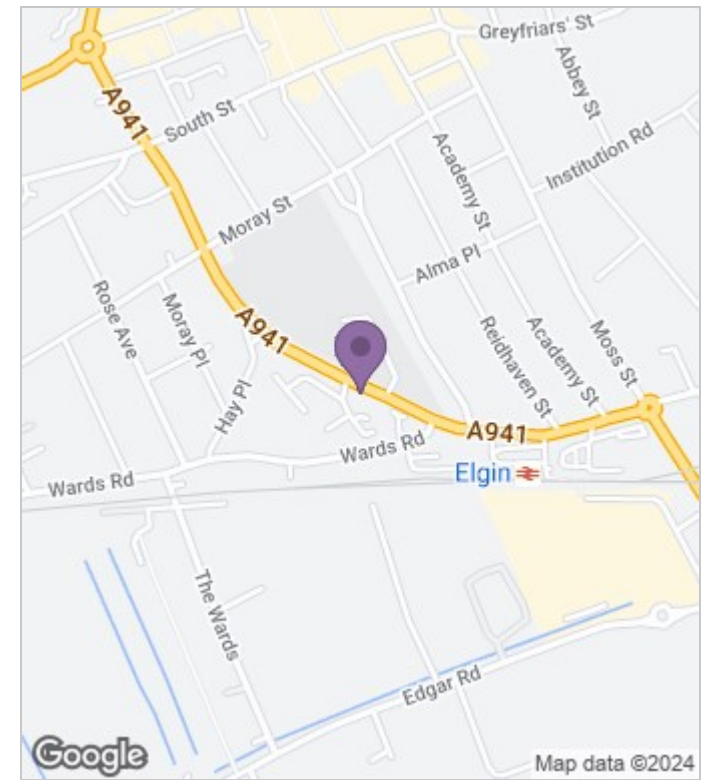
Communal parking spaces. Landscaped maintained grounds.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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