



7 St John's Court, Elgin, IV30 1NG
Offers Over £85,000

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estateagents



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- First floor flat
- Kitchen
- Shower Room
- Communal gardens
- Lounge
- Bedroom
- Gas central heating
- Designated parking space

Excellent opportunity to purchase a first floor flat in the desirable St John's Court on Hay Street. Representing an ideal first time or investment purchase.

The accommodation comprises: entrance hallway, shower room, kitchen, lounge and a double bedroom. The property is double glazed with gas central heating, parking is available to the front and St John's Court sits in well maintained communal grounds for which there is a monthly fee payable.

St John's Court is well placed for accessing all the city centre amenities in Elgin and is a short walk from both Dr Gray's Hospital and Moray College.

Offers Over £85,000



Communal Stairwell

Well maintained communal entranceway with a spacious landing outside each property door.

Hallway

Access to the flat is through a wood and glazed door into a good sized entrance hallway. Telephone entry system, fitted carpet, radiator and pendant light fitting. Shelved cupboard housing electricity meter and fusebox.

Shower Room

6'3" x 9'10" maximum measurements (1.90 x 3.00 maximum measurements)

Comprising a white two piece suite - w/c and wash-hand basin with a fully tiled, fitted shower cubicle with a Triton T80 electric shower. A large fitted cupboard with shelving. Vinyl flooring, pendant light fitting and radiator. Range of bathroom accessories. Opaque glass window with a deep set windowsill.

Kitchen

8'0" x 10'2" (2.43 x 3.09)

Wood door with an opaque glazed panel. Range of white high gloss base and wall mounted units with work surface fitted over. Breakfasting bar. Stainless steel sink and drainer. Integrated Hotpoint oven and hob. Window overlooking the property to the front with a deep set window sill. Triple spotlight bar, radiator and vinyl flooring.





Lounge

14'0" x 12'7" (4.27 x 3.84)

Lovely front facing room with a picture window overlooking the property to the front onto Hay Street and the Mansfield Hotel opposite, again with deep set window sill, curtain pole and curtains. Fitted carpet, pendant light fitting and radiator. Tiled fireplace and hearth with electric fire in situ.

Bedroom

14'0" x 12'0" (4.27 x 3.67)

Accessed direct from the lounge into the double bedroom. Good sized room with a window overlooking the property to the front with blinds, curtain pole and curtains. Fitted carpet, pendant light fitting and radiator. Cupboard with shelf and hanging rail.

Outside

The flats at St John's Court have beautifully maintained communal grounds to the front and rear with drying areas and also wheelie bin storage. There is a current £20 monthly maintenance fee and any extra costs are accounted for to all the owners.

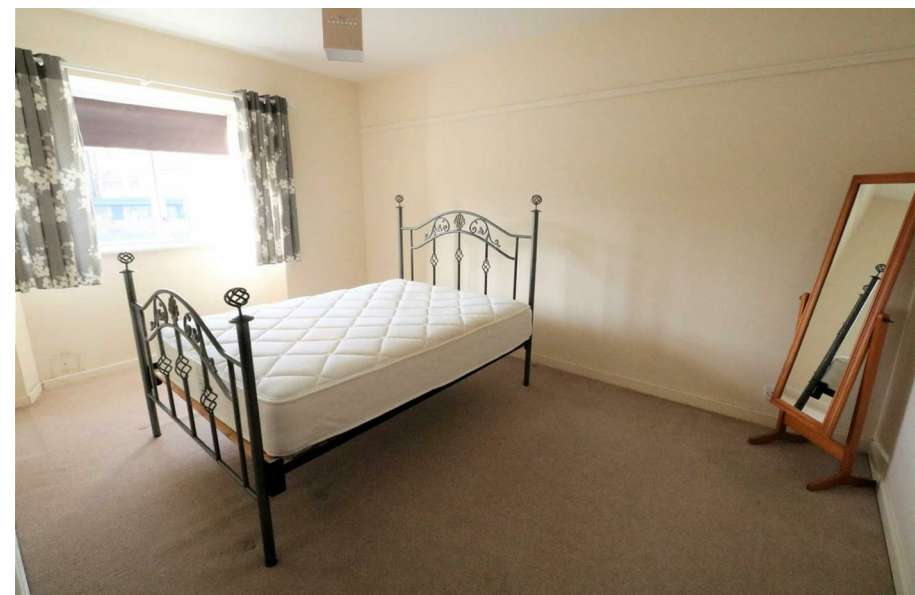
Fixtures and Fittings

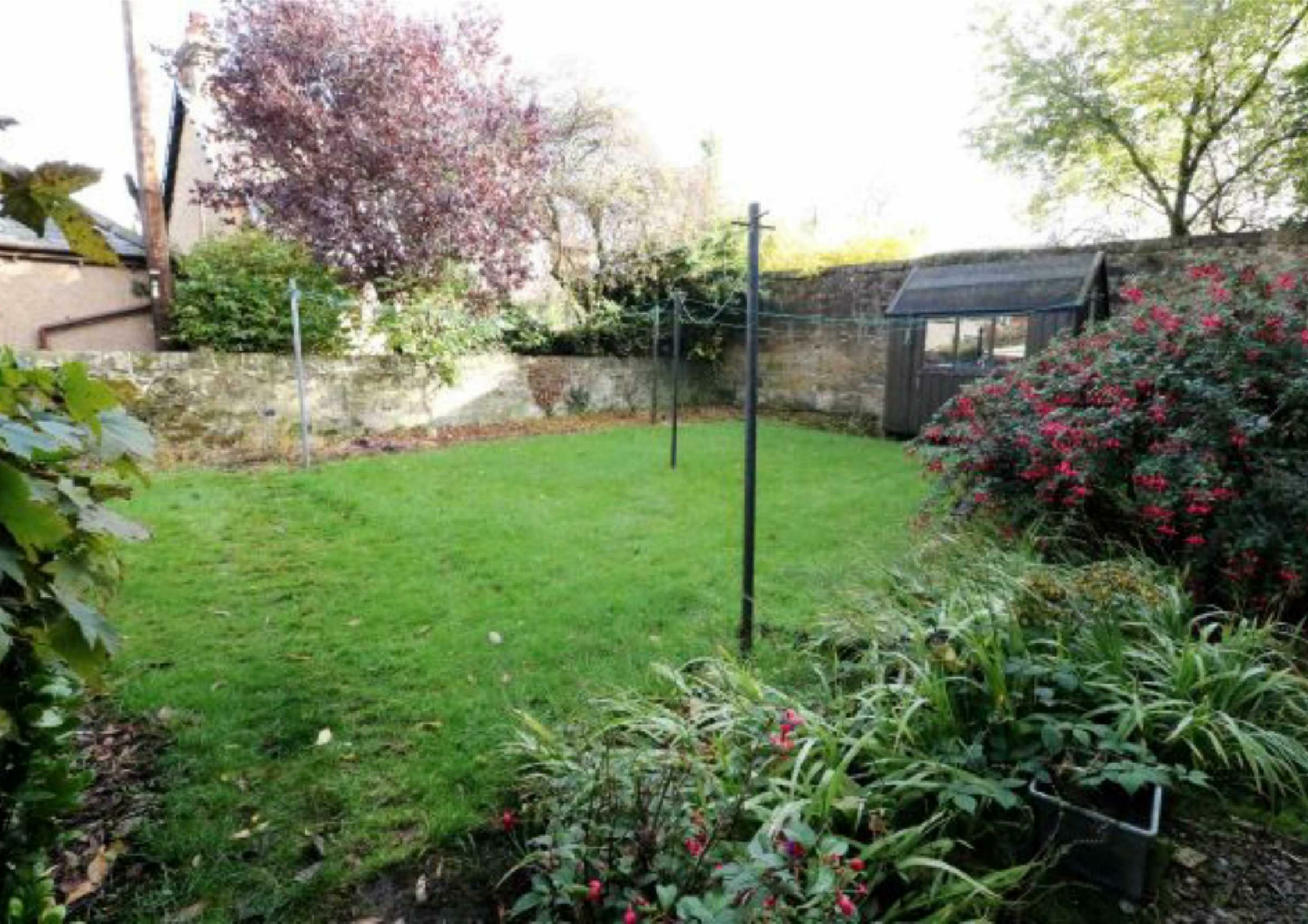
All floor coverings, light fittings, blinds, curtains and integrated oven and hob are included in the sale.

Home Report Information

Home report valuation as at October 2020 is £85,000, the EPI rating is C and the current council tax band is A.

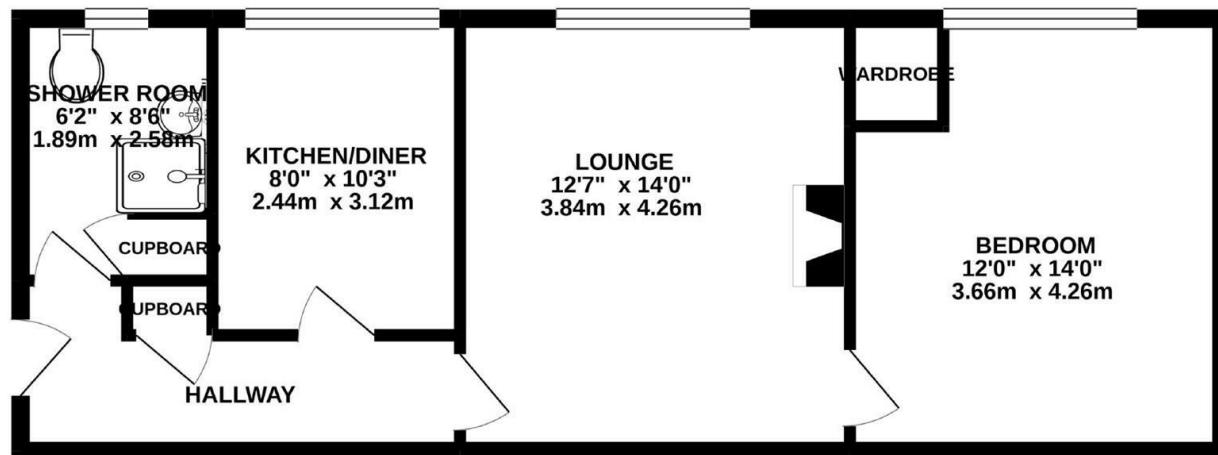
Directions





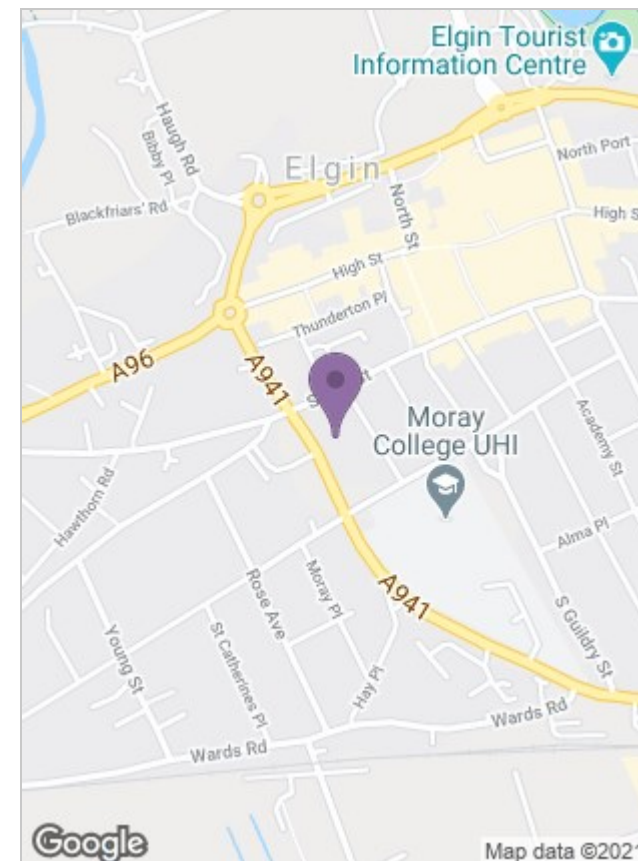
FIRST FLOOR

537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

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	73	80
(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

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.