

**402 Knights Court
North William Street,
Perth, PH1 5NB**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- +** *Retirement*
- +** *Popular Residential Location Close to Amenities*
- +** *Lift Access*
- +** *Offers over £92,000*



1

Public Rooms



1

Bedrooms



1

Bathrooms

T: 01738 630 350

Accommodation

A beautifully presented 1 bedroom 3rd floor apartment located within a friendly sought after McCarthy Stone retirement development within the centre of Perth. This apartment benefits from being on the communal garden side of the building, with less passing traffic. There is a lift, 2 stairwells to all floors, an alarm system, known as Appello, operated via the Red Pull Cords, for emergency help to be summoned and CCTV.

As this is a retirement complex, the minimum age for a single person is 60 and 55 for a couple. Providing that one partner is at least 60.

The accommodation in detail is as follows: an entrance hall with walk in cupboard and attic access hatch. Access to the spacious living room is via a glass panelled door, with a window overlooking the beautifully maintained communal garden below. Double doors open into the integrated kitchen comprising of fridge/freezer, ceramic hob and electric oven, microwave, and dish washer.

The double bedroom is bright and spacious and contains a

mirrored fitted wardrobe. The bathroom is wet walled with a brand new walk in shower.

The apartment is complimented by a large residential lounge where frequent "get togethers" are held. There is a communal laundry room where residents have access to washing machines and tumble dryers for their own laundry.

There is a house manager and care line service; attractive well maintained gardens and a resident's car park. There is an annual factoring charge for these together with the general maintenance and cleaning of the building, communal areas and the buildings insurance is currently approx. £1700p/annum, split into 2 payments, paid twice a year.

Ideally located in the centre of Perth, the property is on the doorstep of many local amenities including the Perth Theatre and Concert Hall and the restaurant quarter, with only a short walk to the bus and railway stations.

EPC: C

Council Tax Band: C













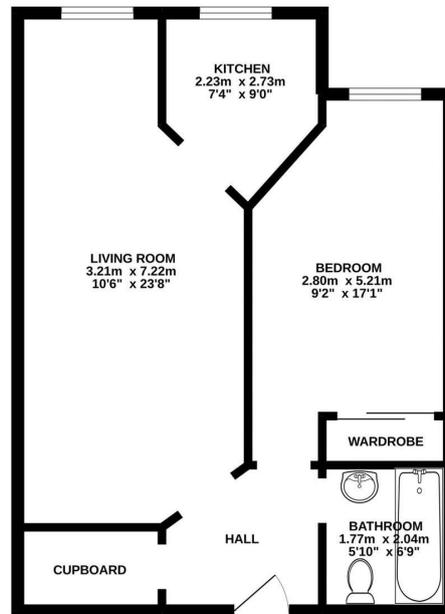
to view:

T: 01738 630 350

E: property@jamesonmackay.co.uk

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Approx. Room Sizes

LIVING ROOM
3.21m X 7.10m

BEDROOM
2.84m X 3.97m

KITCHEN
2.30m X 2.39m

BATHROOM
2.05m X 1.68m

YOUR PROPERTY SPECIALISTS

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