

**218 Knights Court, 1
North William Street,
Perth, PH1 5NB**

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



- +** *1st Floor Retirement Apartment*
- +** *Close to City Centre Amenities*
- +** *Spacious, Bright, Well Appointed Rooms*
- +** *Offers Over £92,000*



1

Public Rooms



1

Bedrooms



1

Bathrooms

T: 01738 630 350

Accommodation

A beautifully presented 1 bedroom 1st floor apartment located within a friendly, sought after McCarthy Stone retirement development.

This development is in a particularly advantageous position right in the city centre. Benefitting from being on the communal garden side of the building, this is a peaceful apartment. 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. The apartment itself is heated by electric storage heaters and benefits from double glazing.

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 on offer comprises an entrance hall with a particularly large walk in cupboard giving copious storage. Accessed from the spacious living room via glass panelled doors is the bright airy kitchen with plentiful wall and base unity, with windows overlooking the beautifully maintained communal garden below. The kitchen offers ceramic hob and electric oven

with extractor hood over. The double bedroom is bright and spacious and contains a large mirrored fitted wardrobe. The bathroom is tiled with a large curved glass, walk in shower and over mirror lighting.

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 helpful 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. £1500p/annum.

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

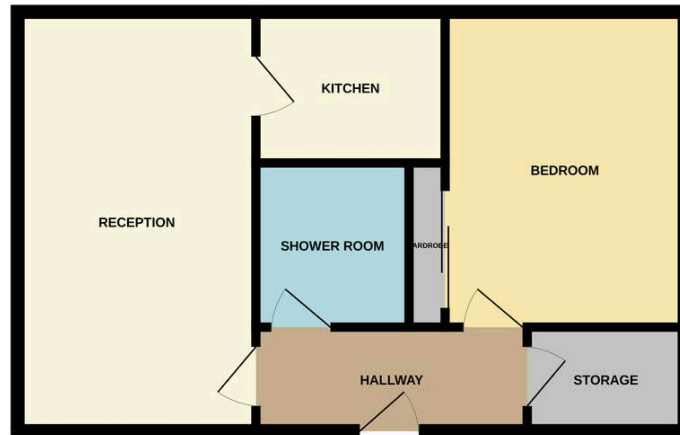




to view:
T: 01738 630 350
E: property@jamesonmackay.co.uk

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 02023

Living room
3.059 X 5.612

ALL MEASUREMENTS
APPROXIMATE

Kitchen
2.433 X 2.299

Bathroom
2.282 X 1.683

ALL ROOMS
MEASURED IN METRES

Bedroom
4.524 X 2.557

YOUR PROPERTY SPECIALISTS

1 Charlotte Street, Perth PH1 5LP
T: 01738 630 350 F: 01738 630 264

71 High Street, Auchterarder PH3 1BN
T: 01764 663 830 F: 01764 663 135



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www.jamesonmackay.co.uk