



40 Moravia Court, Forres, IV36 1EA



We are delighted to offer this 1 Bedroom Apartment which is located within the Moravia Complex in Forres. The apartment enjoys views to the Mosset Burn. Suitably located within walking distance of the High Street, supermarket 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, serviced with lifts or stairs to the 2nd floor apartment which comprises Entrance Hallway, Lounge Diner, Kitchen, Bedroom and Shower Room. Further benefits include Electric Heating and Double Glazing.

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

EPC Rating B

FIXED PRICE £110,000

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

The apartment is entered through a solid wooden door with an external lock box, security spy hole and security chain.

Hallway - 7'8" x 6'9"

The light and airy hallway comprises of a ceiling light fitting, coving to the ceiling. Carpet to the floor. Smoke alarm and heat sensor. Wall mounted security entry Inhouse control panel. Single power point. A walk-in Cupboard houses the consumer units, heating system, single light fitting, carpet to the floor and provides shelf and storage space. Doors lead to the Lounge, Bedroom and Shower Room.



Lounge Diner - 23'2" x 10'7" (maximum measurement)

Good sized and well-presented Lounge Diner. uPVC double glazed patio doors with juliet balcony and hanging curtains that enjoys lovely views to the side aspect. Focal point of the room is a flame effect electric fire. Carpet to the floor. Three x 3 bulb light fittings, heat sensor and coving to the ceiling. Wall mounted electric heater. BT, TV and various power points. Ample space available for a dining table and chairs. Double obscure glass doors lead into the Kitchen.





Kitchen – 7'7" x 7'7" (maximum measurement)

Fitted Kitchen with wall mounted cupboards with under unit lighting, base units, roll top work surface and ceramic tiling to the walls. Integrated appliances include an electric hob with overhead extractor, fridge and freezer. Stainless steel sink with chrome mixer tap and drainer. Vinyl to the floor. Three bulb light fitting, heat sensor and coving to the ceiling. Various power points. uPVC double glazed window with a chrome curtain pole and hanging curtain to the side aspect. Creda wall mounted electric fan heater.



Shower Room – 6'9"(2.04m) x 5'6"(1.67m)

Fitted Shower room with low level WC, wash hand basin within a vanity unit, with chrome taps and overhead wall mounted mirror and shaver light. Large shower enclosure, mains operated shower, handrail and shower screen. Tiled walls throughout. Ceiling light fitting. Heated towel rail. Dimplex wall mounted electric fan heater. Extractor fan. Vinyl to the floor. Chrome accessories.



Bedroom - 9'2" x 13'3" plus wardrobe

Double bedroom with three bulb light fitting and coving to the ceiling. Carpet to the floor. A built-in double wardrobe fronted with concertina style mirrored doors offers shelf and hanging storage. Electric storage heater. Various power points, TV and BT point. uPVC double glazed window with hanging curtains overlooks the side aspect.



Note 1

All floor coverings, light fittings, curtains, blinds 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 currently £152.27, 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.



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 First Port. Landscaping and up keeping of the gardens is also permitted by the residents should they so wish to choose.



