



31 HAYS COURT,
COMMERCIAL ROAD, INVERURIE

OFFERS OVER £159,000

peterkins



31 Hays Court
Commercial Road
Inverurie
AB51 3TN

Offers Over £159,000

- 1 bedroom first floor retirement flat
- Close to town centre
- Well-proportioned accommodation throughout
- Double glazed
- Electric storage heating
- Secure intercom system
- Lounge and diner
- Kitchen
- Double bedroom
- Shower room
- Residents lounge, laundry room and refuse room
- Residents parking and garden grounds

Viewing by appointment only
please contact Peterkins on
(01467) 672800

EPC: C
Council Tax Band: C

Description: An opportunity has arisen to acquire a well presented one bedroom first floor apartment in the much sought-after McCarthy & Stone retirement complex in Inverurie. The flat itself comprises of well-proportioned accommodation with an entrance hallway, generous double bedroom, shower room, lounge/diner and kitchen. Benefiting from electric storage and paneled heaters and a good amount of built in storage throughout. The development sits in well maintained, landscaped communal garden grounds, with shared residents parking. In addition, there is a comfortable and welcoming communal lounge which has been completed to a high standard. Residents also enjoy the use of a laundry room, refuse room and access to a guest suite for visitors which is also located on the ground floor for ease of access. Security is assured by an entry system and an alarm system is activated by a 24 hour Careline pull cord and intercom system in the apartment. The complex also benefits from a resident House Manager who is available during working hours. Being a private sheltered housing complex, certain conditions apply.

Location: Hays Court is situated in a peaceful but central location in the popular town of Inverurie. The town has a wide selection of shops, restaurants and other amenities; the Post Office and Health Centre are less than a mile away and there is a bus stop just 75 yards from the complex. The rail link allows excellent access to Aberdeen, Inverness and further afield.

Directions: Travelling from Aberdeen, take the first exit from the A96 into Inverurie at the BP filling station, continue through Port Elphinstone and across the Don bridge. At the roundabout, continue to the right and at the traffic lights go straight over onto Commercial Road. Hays Court is situated towards the end of the road on the left.

Hall: The welcoming hallway provides access to the lounge, shower room, double bedroom and a large walk in storage cupboard housing the hot water system with great storage space. Ceiling light fittings, smoke detector and carpet. There is an intercom system to Careline which is manned 24 hours.

Lounge Diner: 23'6" x 10'8" (7.15m x 3.24m) A well proportioned room with space for a range of freestanding furniture including a dining table and chairs. Large windows with a Juliet balcony overlooking to the car park and filling the room with natural light. Ceiling light fittings; smoke alarm; television point and carpet.

Kitchen: 7'7" x 7'2" (2.30m x 2.19m) Double doors open from the lounge into the kitchen which is fitted with a modern range of base and wall units, coordinating worktops and matching splashbacks. Integrated single oven, electric hob with glass splashback and an extractor hood above. Standalone fridge freezer and washing machine. Single bowl sink, drainer and mixer tap. Window with roller blind. Ceiling light and vinyl flooring.



Shower room: Fitted with a modern suite comprising of toilet, vanity wash hand basin and a large walk in shower enclosure with a mains fed head. Fully aqua paneled room with a fitted mirror, chrome fittings and wood effect flooring. Ceiling light and extractor fan.

Bedroom: 14'1" x 9'2" (4.30m x 2.80m) Generous sized bedroom with ample space for a double bed or two singles. Built in wardrobes with triple doors, hanging rails and shelving. Window with curtains. Ceiling light; television and telephone points; carpet.

External: The development is very well maintained, and the communal areas are very clean and bright. There is a large shared lounge for residents, which has a lovely sunny outlook and access to the garden grounds, with a number of activities available throughout the week. For family/friends who wish to visit and stay over, there is a beautiful twin guest room with en-suite which is available by booking with the complex manager. There is a large laundry room on the ground floor for resident's use and a number of parking spaces for residents within the development.

Outside: The development benefits from mature landscaped garden grounds which surround the complex with a lovely seating area. Residents parking to the front of the main building.

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