



22 Blaven Court Forres, IV36



We are pleased to offer this 2 Bedroom Ground Floor Apartment located in a quiet residential area.

Forres is a thriving Town with a good variety of shops, supermarkets, restaurants, banks, Golf club, swimming pool, leisure facilities and award-winning parks.

The accommodation comprises; Shared Entrance with Stairwell to 1st Floor, Vestibule, Hallway, Lounge, Kitchen, 2 Double Bedrooms and a Bathroom. Further benefits include Gas Central Heating, Double Glazing, Garage and Off-Road Car Parking.

Internal Viewing is Recommended.

EPC Rating 'C'

OFFERS OVER £90,000

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

Shared Entrance

Shared Entrance to the property is via a wood door with glazed panel inserts and two side windows.

Vestibule – 3'0" (0.91m) x 3'2" (0.96m)

Entrance to the apartment is through a secure door with security spy hole. Ceiling light fitting, smoke alarm, covered ceiling, carpet matting to the floor. Door to the Hallway and to a built-in cupboard with part shelf and wall mounted coat hooks.



L-Shaped Hallway – 10'8" (3.25m) x 3'2" (0.96m) extends to 6'1" (1.84m) x 3'1" (0.93m)

Pendant light fitting, smoke alarm artex ceiling finished with coving, laminate wood effect flooring. Single radiator, double power point, BT point and two built-in cupboards. One cupboard provides shelved storage the other has Shelving and access to the fuse box.

Lounge - 13'0"(3.96m) x 12'9"(3.88m)

Chandelier style pendant light fitting, which is operated on a dimmer switch, artex ceiling finished with coving, smoke alarm, carpet to the floor, double radiator, 3 double power points, 2 TV points and a BT point. Two uPVC double glazed windows with curtain poles and hanging curtains overlook the front aspect.



Kitchen - 9'9"(2.96m) x 7'2"(2.18m)

Fitted Kitchen with two wall mounted cupboards and glass display units, base units with a roll top work surface and ceramic tiled splash back to the wall. Slot in electric oven with gas hob, stainless steel sink with chrome mixer tap and drainer. Space for an under-counter fridge and washing machine. TV and various power points. Wall mounted glow worm boiler. Single radiator, 4 bulb ceiling light fitting, artex ceiling finished with coving, heat detector and laminate to the floor. uPVC double glazed window with roller blind to the rear aspect.



Bedroom 1 - 9'5"(2.86m) x 11'6"(3.5m) plus door access

Double bedroom with a 3-bulb ceiling light fitting, coved ceiling, 3 double power points, tv point and large radiator. uPVC double glazed window with venetian blind to the front aspect. Carpet to the floor. Large, fitted wardrobe fronted with mirror sliding doors provides part shelf and hanging storage.



Bedroom 2 - 8'5"(2.56m) x 10'7"(3.22m)

Double bedroom with a 3 pendant light fitting, coved ceiling, 3 double power points, tv point and single radiator. uPVC double glazed window with venetian blind to the rear aspect. Carpet to the floor. Large, fitted wardrobe fronted with mirror sliding doors provides part shelf and hanging storage.



Bathroom - 5'5"(1.64m) x 6'5"(1.94m)

Low level W.C, pedestal wash hand basin with chrome taps and part tiled splash back, bath with chrome taps, mains overhead shower and glass shower screen. Full height ceramic tiled splash back to the shower walls. Ceiling light fitting, coving, extractor fan, chrome heated towel rail and shaver point. Vinyl to the floor. uPVC double glazed obscure glass window overlooks the rear aspect.



Outside Store

To the rear of the property there is an outside store with secure lock.

Council Tax Band "B"

Note 1

The cooker, light fittings, floor coverings and blinds are included in the sale.
