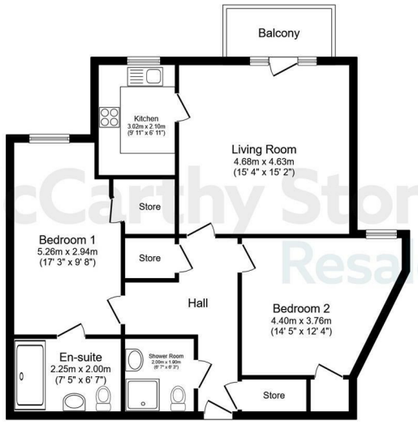
Excellent

Trustpilot

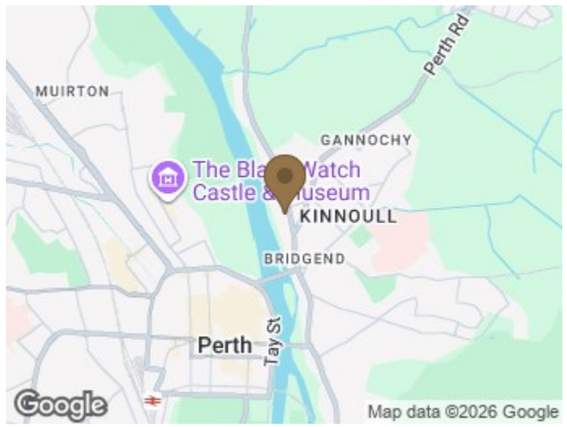
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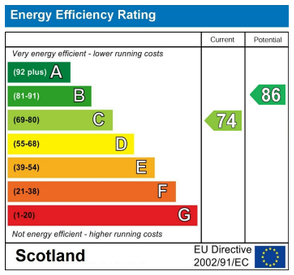


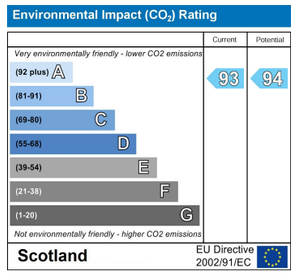
Floor Plan

Total floor area 85.6 sq.m. (921 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







10 Conachar Court

Isla Road, Perth, PH2 7GZ

2 | 2 | Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Conachar Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £320,000
Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Key Features

- Upper ground floor retirement apartment
- Balcony with views of the River Tay
- Beautiful residents' lounge with kitchen facilities
- House Manager on-site Monday to Friday
- Communal sun lounge and roof terrace
- Guest suite for visiting family & friends
- 24 hour Careline and camera door entry system
- Communal lounge where social events take place
- Private residents parking/landscaped gardens
- Excellent amenities close by

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Conachar Court, Perth

2 | 2 | Offers over £320,000

Conachar Court
Conachar Court was purpose built by McCarthy & Stone for retirement living situated beside the stunning River Tay in a sought after location. The modern development with secure entry phone system consists of 50 one and two-bedroom retirement apartments for the over 60's or 60 and 55 if a couple. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

There is a lift servicing all floors. The welcoming and spacious Homeowners lounge with separate kitchen facility is a great space for impromptu get togethers, social events and celebrations with your new neighbours. The second floor is where you will find the relaxing sun lounge and roof terrace overlooking the River Tay. There is a guest suite for your family and friends who wish to stay (additional charges apply).

Additional amenities include the laundry room and toilet facility. Entrance to the development is situated within a courtyard setting with attractive and well maintained landscaped gardens.

Local Area
Conachar Court is situated in Perth, a picturesque city in central Scotland on the banks of the River Tay. Given city status in 2007 yet still retaining its town like charm, Perth is host to an excellent selection of independent boutiques, high street shops, restaurants, cafes and amenities not far from the development.

Homeowners can enjoy access to a wide range of leisure facilities, with indoor and outdoor bowling, a swimming pool and both North Inch and King James VI Golf Clubs within a couple of miles. For those with a passion for history, there is an excellent museum as well as a number of historic sites nearby to explore.

With regards to transport links, Perth's locals boast that you can reach anywhere in mainland Scotland within two hours'. There are excellent road and rail connections, it is easy to see why Perth is considered a transport hub for journeys across Scotland. Living in Perth, our homeowners will have access to some of the most beautiful natural scenery Scotland has to offer, from rich agricultural fields to the stunning views of the mountains in the Southern Highlands.

Apartment Overview
This generously proportioned two-bedroom retirement apartment enjoys a desirable upper ground floor corner position of the development and is conveniently located opposite the residents' lounge, laundry facilities and entrance to Conachar Court. The welcoming entrance hall offers excellent storage, leading to a spacious living room with ample space for a dining table and chairs. The balcony overlooking the River Tay with stunning views is a bonus. The well-appointed kitchen is fitted with integrated NEFF appliances, including an oven and microwave, together with a stand alone Bosch washer/dryer, fridge freezer, decorative blind, and tiled flooring.

The impressive principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while the second bedroom is a good sized double with built-in cupboard. A separate shower room completes this attractive and well-presented home.

There is an emergency call system with pull cords and pendants provided, for peace of mind, in addition to a secure door entry system.

Community Lifestyle
There is a vibrant community at Conachar Court, with the communal lounge serving as the main hub for socialising and resident activities. A varied programme of regular events helps create a welcoming and friendly atmosphere. Activities include Scrabble (2pm to 4pm) and indoor carpet bowls (7pm to 9pm) on Mondays, Chair Yoga (11am to 12pm) on Tuesdays, and the popular Coffee Morning at 10:30am on Wednesdays. Fridays offer Tai Chi (10:30am to 11:30am) for a relaxing start to the day, followed by Film Night from 7pm.

Residents can also take advantage of the weekly fish van, which visits from 4:45pm to 5pm, while a mobile library calls weekly from 11am to 11:30am.

Communal Sun Room & Roof Terrace
The beautiful sun room and roof terrace located on the second floor, is a lovely place to relax or play board games and enjoy the wonderful views of the River Tay and beyond. Easily accessible with the communal lift.

Inclusions & Additional Information
Inclusions: Carpets, curtains, blind, integrated appliances.

Services provided:

• Broadband available (Check https://www.openreach.com/fibre-checker/standard-broadband for speeds)
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
The service charge is £4,439.85 per annum for the year ending 31/8/2027.

• Cleaning of communal windows
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund includes internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













