

Simple Approach



Estate Agents



**203 Knights Court North William Street, Perth  
Perthshire PH1 5NB**

**Offers over £99,950**

Simple Approach are excited to bring to the market this spacious one bedroom retirement apartment, situated on a quiet street on the outskirts of the city centre. Knights Court forms part of the McCarthy & Stone retirement development making it the ideal purchase for a retired person looking for easy, quiet living. The property comprises of one doubled bedroom, a sizable lounge, fitted kitchen and two built in cupboards. Knights Court benefits from being within walking distance to the city centre, having ample residential parking available for all owners, electric heating and double glazed windows. This property further benefits from a lift, a development manager and laundry facilities within the block. Viewing is essential to appreciate the full package on offer here.

**Lounge**

23'4" x 10'2" (7.13 x 3.12 )

**Kitchen**

7'1" x 8'3" (2.17 x 2.53)

**Bedroom**

12'11" x 8'9" (3.96 x 2.67)

**Bathroom**

5'1" x 6'4" (1.56 x 1.95)





- Retirement Apartment
- Close To All Local Amenities
- Lift Servicing The Block
- Ample Residential Parking
- Development Manager, Available Mon-Fri 9-5
- One Bedroom
- Monthly Service/Management Charge



### 203 Knights Court, Perth, PH1 5NB

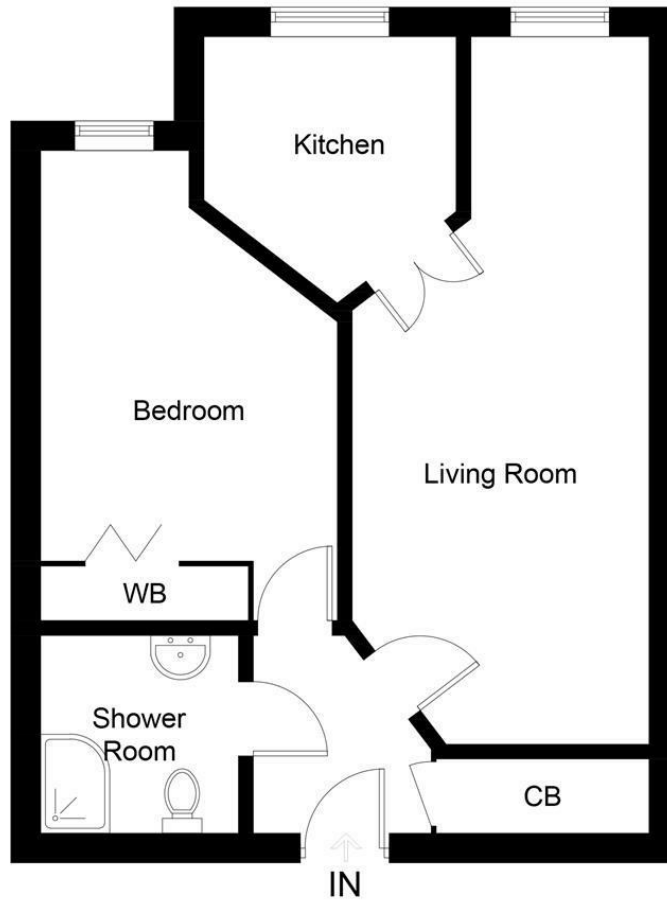
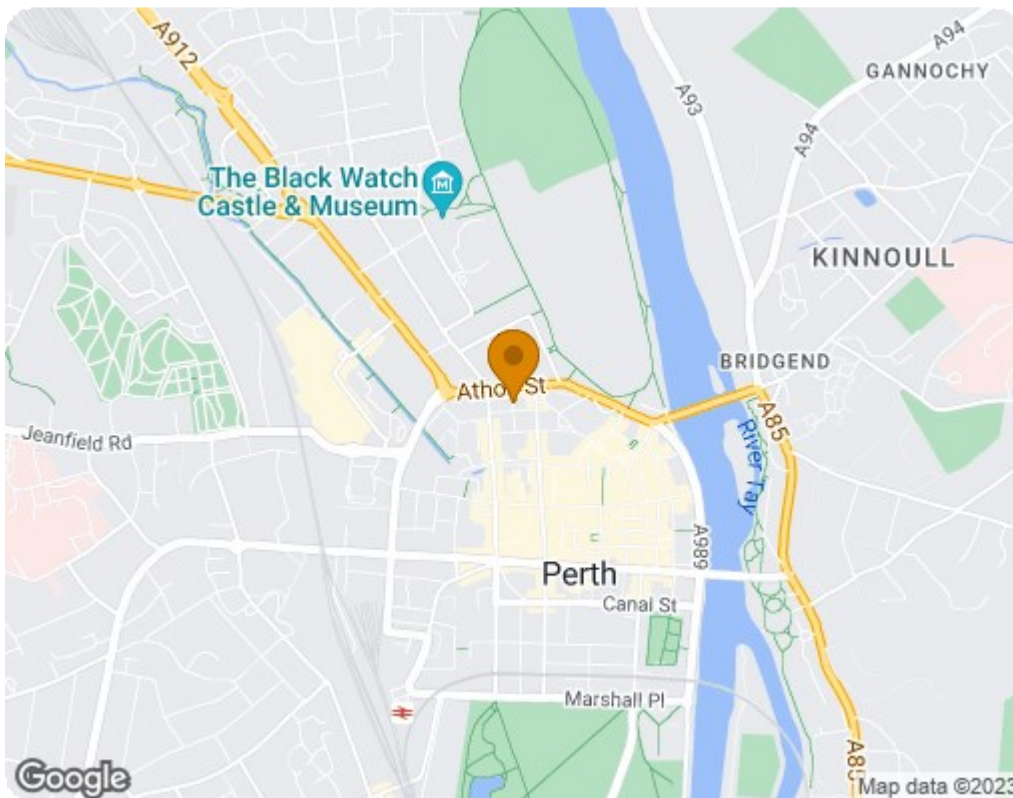


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID926565)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	75	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		