



McCarthy & Stone
RESALES



4 Greenwood Grove West, Stewarton Road, Glasgow, G77 6ZD
Offers over £175,000 FREEHOLD

For further details
please call 0345 5564104

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****PART EXCHANGE AVAILABLE** STUNNING EX-SHOW ONE BEDROOM GROUND FLOOR APARTMENT * WITHIN RETIREMENT LIVING DEVELOPMENT BUILT BY McCARTHY & STONE * OFFERED IN "MOVE IN CONDITION" AND "SOLD AS SEEN" FULLY FURNISHED TO A HIGH SPECIFICATION**

Summary

Greenwood Grove was built by McCarthy & Stone purpose built to a high specification for retirement living. The beautiful development consists of 68 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour Tunstall emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge, landscaped gardens and a delightful roof terrace within the East development to enjoy. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Locale

Greenwood Grove is situated in Greenlaw Village, and adjacent to a host of local amenities including a Waitrose supermarket, properties at Greenwood Grove benefit from all the prestige of a Newton Mearns address with all the convenience of this newly developed area. With various grocery and shopping options on the doorstep, a medical centre and pharmacy, plus easy road and bus links to The Avenue Shopping Centre, Greenwood Grove couldn't be more convenient for those seeking to downsize in Newton Mearns. Additionally, Silverburn shopping mall with its extensive range of high street names is just a short journey away by car or bus, while the striking countryside and coastline of Ayrshire is also within easy reach.

4 Greenwood Grove

Stunning Ex-Show apartment offered in "move in" condition and is being "sold as seen" with all quality furniture items included. The apartment is situated on the ground floor with patio area.

Entrance Hall

Welcoming entrance hall with a walk-in storage cupboard/airing cupboard. There are illuminated light switches, smoke detector, apartment security door entry system with 24 hour Tunstall intercom and emergency pull cord system located in the hall for peace of mind. Doors lead to the lounge, bedroom and shower room.

Lounge

Beautifully presented lounge furnished to a high standard. The room is lovely and bright with the French door providing access to the patio area. There is ample TV and telephone points. attractive ceiling lights. fitted neutral carpets and raised electric power sockets. The kitchen is situated off the lounge.

Kitchen

Well appointed contemporary fitted kitchen with tiled floor, stainless steel sink with mono block lever tap. built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom

Good sized double bedroom benefiting from a walk-in wardrobe with ample room to add free standing furniture.

Shower Room

Stylish partially tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above.

Service Charge

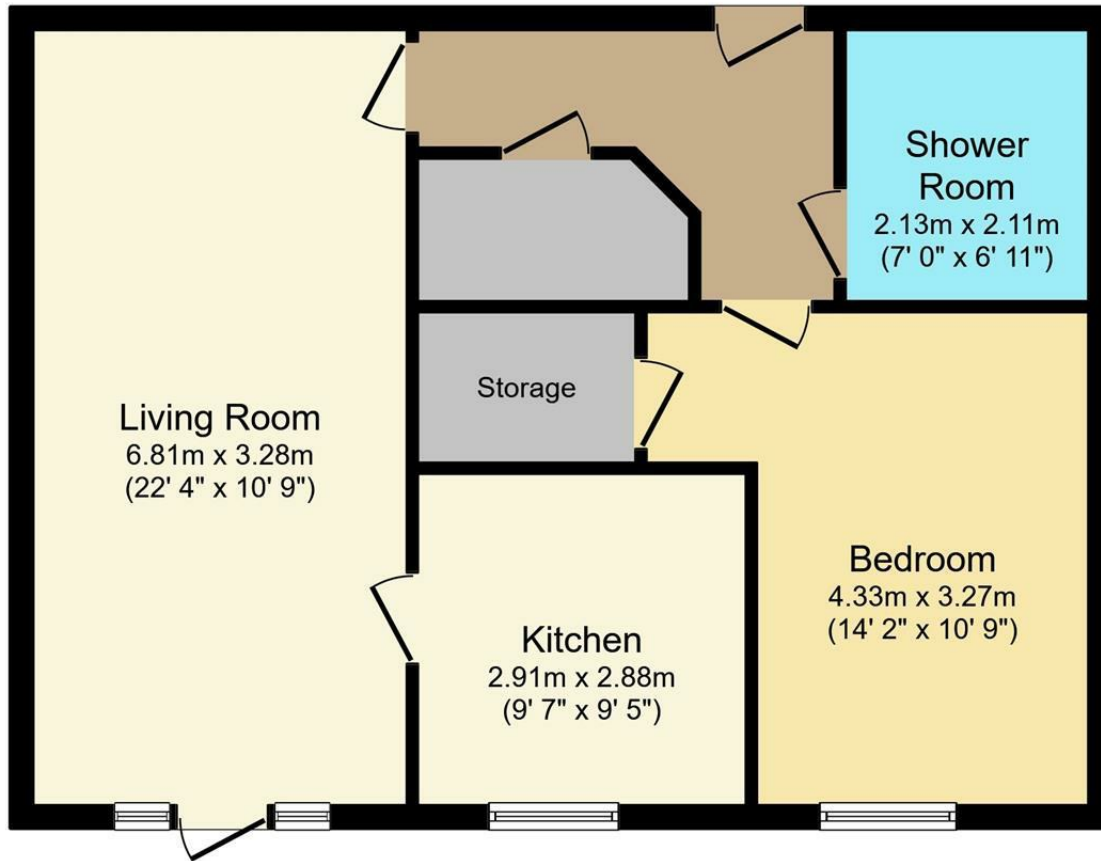
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability

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





Floor Plan
Floor area 63.0 sq. m. (678 sq. ft.) approx

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
		79	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
		75	74

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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