McCarthy & Stone
RESALES

7 Ashwood Court 1A Victoria Road, Paisley, PA2 9PE
Offers over £195,000 FREEHOLD

For further details
please call 0345 556 4104

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SPACIOUS GARDEN LEVEL TWO BED RETIREMENT LIVING APARTMENT WITH PATIO AREA * CLOSE TO LOCAL AMENITIES AND TRANSPORT FACILITIES * EARLY VIEWING RECOMMENDED

Summary

Ashwood Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. 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 hall and bathroom.

The development includes a beautiful Homeowners' lounge where you can enjoy various social events including the weekly coffee mornings where you can get to know your neighbours. There is a communal kitchen across from the lounge with tea and coffee making facilities. There are attractive landscaped gardens and a courtyard area to the rear of the development where you can sit and enjoy the good weather. The guest suite is available for visitors who wish to stay (additional charges apply) subject to availability.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Local Area

Ashwood Court is situated in the Corsebar area of Paisley, a popular residential neighbourhood. Paisley is well known for its rich history and striking architecture. with a bustling town centre. Ashwood Court is located on Victoria Road with excellent public transport and bus stops less than 100m away, offering regular services into the town centre. Shopping facilities and local services can be found just over a mile away. There are leisure facilities including Meikleriggs Bowling Club, Ferguslie Cricket Club, Silverburn shopping centre, and more to suit everyone's needs. Churches of all denominations and local health practices are close by.

7 Ashwood Court

Spacious two bedroom apartment situated at garden level to the rear of the development in a pleasant position. The lounge with French door provides access to the patio.

Entrance Hall

The welcoming entrance hall within the apartment gives access to the lounge, two bedrooms and shower room. There are two generous walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system gives peace of mind. There are Illuminated light switches, smoke detector and the apartment benefits from the secure door entry system.

Lounge

Lovely bright and spacious lounge with dining recess and feature fireplace with log effect electric fire provides a focal point. The French door gives access to a patio which can accommodate a small table and chairs to enjoy the good weather. There are ample raised electric power sockets, TV and phone points and light fittings. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Contemporary fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood, fitted integrated fridge and freezer. The window is fitted with a decorative Roman blind.

Bedroom One

Generous master bedroom which benefits a good sized walk-in wardrobe with hanging rail and shelving. Ample electric sockets, TV and phone point. Attractive ceiling lights and curtains included.

En-suite Shower Room

Stylish en-suite, fully tiled and fitted with suite comprising of shower enclosure, WC, vanity unit with sink and illuminated mirror above and heated towel rail. There is an emergency pull chord for peace of mind.

Bedroom Two

Spacious second bedroom with ample room for bedroom furniture. Plenty electric sockets, TV and phone point, attractive light fittings and curtains included.

Shower Room

Fully 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. Find out more about service charges please contact your Property Consultant or House Manager.

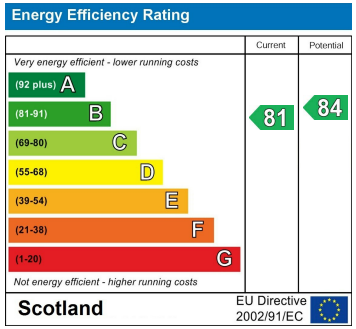
Car Parking (Permit Scheme)

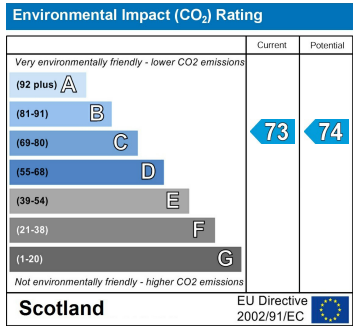
Parking is by allocated space subject to availability. The fee is currently £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Floor Plan

Total floor area 83.0 sq. m. (893 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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