McCarthy & Stone
RESALES

10 Greenwood Grove East Stewarton Road, Glasgow, G77 6ZF
Offers over £269,000 FREEHOLD

For further details
please call 0345 556 4104

10 Greenwood Grove East Stewarton Road, Glasgow, G77 6ZF

An exceptionally spacious TWO BEDROOM & TWO BATHROOM retirement apartment, situated on the GROUND FLOOR. Designed to a HIGH SPECIFICATION and boasting a PRIVATE TERRACE accessed directly from the Living Room.

Summary

Greenwood Grove was built by McCarthy & Stone purpose built for retirement living. The 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 emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners lounge, roof top sun terrace and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply).

CONDITIONS:
It is a condition of purchase that a sole owner is of the age of 60 or over. In an event of a couple the second person can be over the age of 55 years.

Local Area

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. For those who enjoy spending time outdoors, the local area boasts a number of green spaces including Rouken Glen Park which offers pretty woodland walks, a boating pond and a cafe. The development also offers easy access to a number of local golf courses and bowling clubs, making it a perfect choice for those who enjoy an active retirement.

10 Greenwood Grove East

A stunning two bedroom retirement living apartment offered in move in condition situated on an enviable position on the ground floor with a private terrace overlooking the communal grounds with open outlook. The property is centrally heated by an electric underfloor system and controlled by thermostats. Early viewing is highly recommended to appreciate this superb property on offer within a desirable development.

Entrance Hall

Welcoming and spacious entrance hall with superb storage facilities including a walk-in cupboard and a cloakroom cupboard. There is an apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system providing peace of mind. fitted carpet, smoke detector and doors leading to the bedrooms, lounge and bathroom.

Lounge

Generous lounge benefiting full length windows with French doors to the private terrace where you can sit and enjoy a morning coffee overlooking the well maintained communal garden. There are ceiling lights, neutral carpets, ample raised electric power sockets, TV and telephone points with partially double glazed door leads onto a separate kitchen.

Kitchen

Contemporary fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven and microwave, hob with extractor hood, fitted integrated fridge freezer, dishwasher and washing machine. There is under pelmet lighting.

Bedroom One

A spacious master bedroom benefiting from a built in wardrobe with mirror, neutral carpet, ceiling lights, TV and phone point.

En-suite Bathroom

Fully tiled and fitted with suite comprising of good sized walk in shower, WC, vanity unit with sink and illuminated mirror above.

Bedroom Two

Second double bedroom with ample space for bedroom furniture, could be utilised as an office space.

Bathroom

Stylish bathroom suite comprising of walk-in shower and separate bath, WC, vanity unit with sink and mirror above.

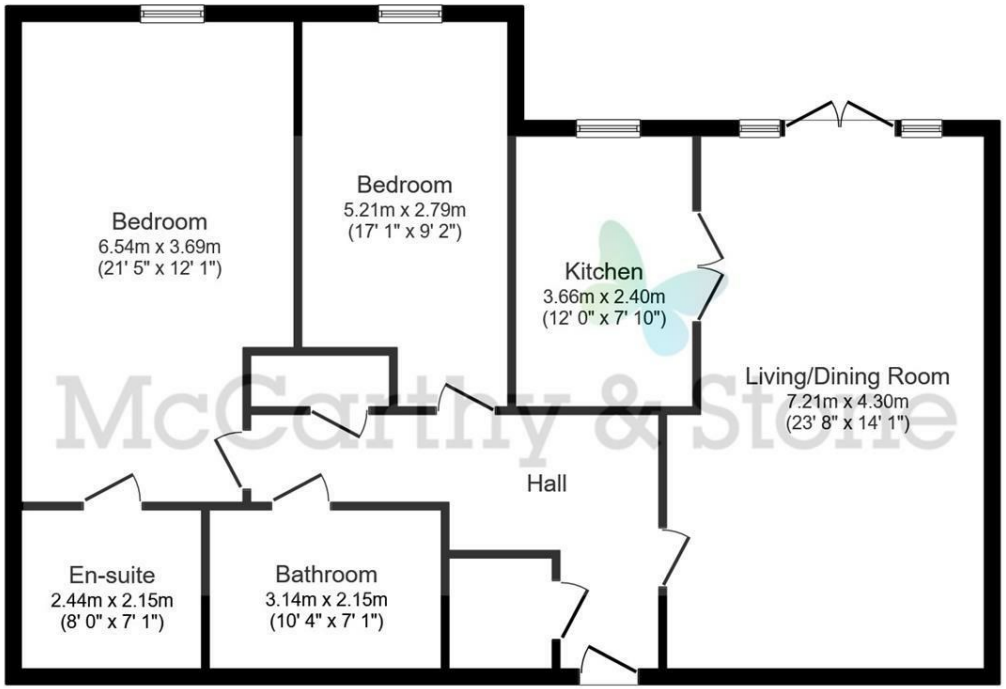
Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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, your water rates, 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.

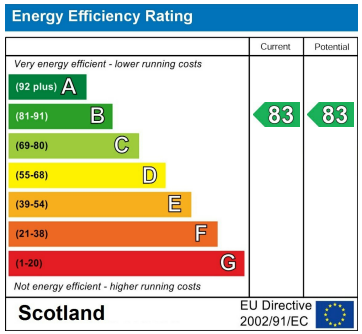
Private Car Park (Permit Scheme)

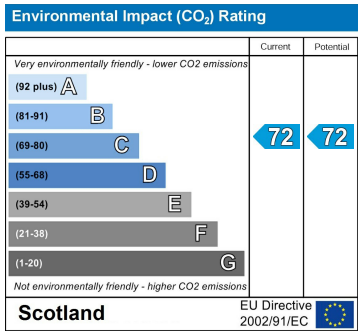
Parking is by allocated space subject to availability. The fee is currently 250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.



Floor Plan

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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