McCarthy & Stone
RESALES

18 Scholars Gate, Abbey Park Avenue, St. Andrews, KY16 9JY
Offers over £199,950 FREEHOLD

For further details
please call 0345 556 4104

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SUPERB ONE BEDROOM FIRST FLOOR APARTMENT WITH PLEASANT VIEWS OVERLOOKING THE ORCHARD WITHIN A SOUGHT AFTER RETIREMENT LIVING DEVELOPMENT

Summary

Scholars Gate was built by McCarthy & Stone purpose built for retirement living. The development consists of 44 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 has excellent facilities and includes a Hobby Room, Homeowners lounge which is a great way to meet other neighbours at the weekly coffee morning and other social activities and celebrations. There is a laundry room and a guest suite for visitors who wish to stay (nominal charges apply). The attractive landscaped gardens are well maintained.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

Scholars Gate is situated in an enviable location on Abbey Park Avenue, close to the centre of one of Scotland's finest east coastal towns. Market Street, the main shopping area, is home to an eclectic mix of independent and High Street retailers. There is an abundance of coffee shops, restaurants and pubs to choose from. The town is perhaps most famous as the 'Home of Golf' and oldest clubhouse, The Royal & Ancient. St Andrews is host to the oldest University and the town is bustling with activity during term time. There is plenty to see and do close by, take a walk along the stunning beach, visit the British Golf Museum, St Andrews Castle and a stroll round the harbour and pier. In the evenings there is the Byre Theatre and Cinema. There is a bus service available to surrounding areas and the nearest train station in Leuchars.

18 Scholars Gate

Superb one bedroom apartment located on the first floor with pleasant views overlooking the Orchard. The apartment consists of a lounge, kitchen, double bedroom, shower room and generous hall storage cupboard.

Entrance Hall

Welcoming entrance hall with access to the lounge, bedroom and shower room. The 24-hour Tunstall emergency response pull cord system provides peace of mind. There is a generous walk-in storage cupboard/airing cupboard, illuminated light switches, smoke detector and apartment security door entry system with intercom.

Lounge

Bright and spacious lounge featuring a Juliet balcony with pleasant views overlooking the Orchard. The fireplace surround with fitted electric fire provides a focal point. There are TV and telephone points, ceiling lights, fitted carpets and ample raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully 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 One

Good sized double bedroom benefiting a walk-in wardrobe with shelving and hanging rails. TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a generous walk-in shower, WC, vanity unit with sink and mirror above.

Extras

Some items may be subject to separate negotiation.

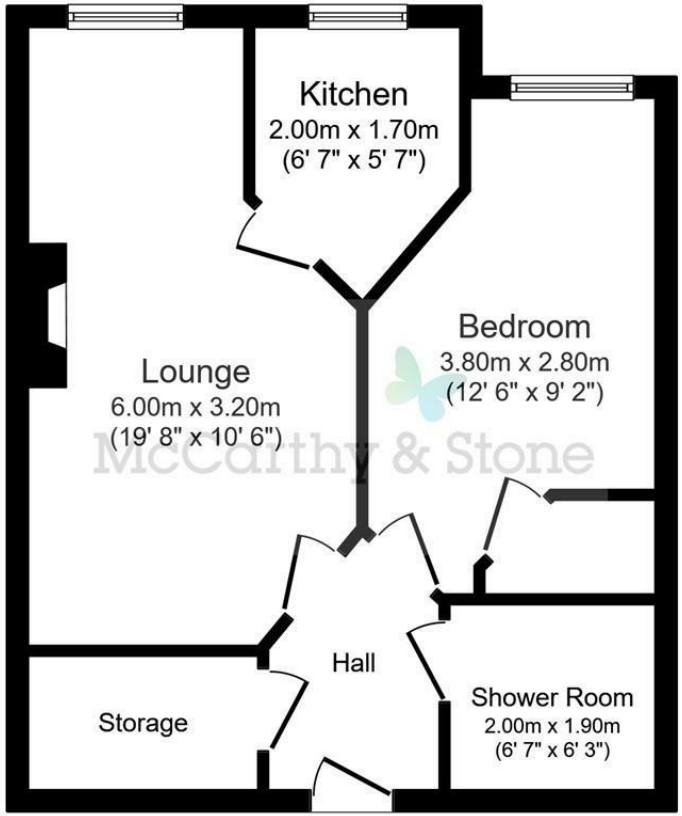
Service Charge

- 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.

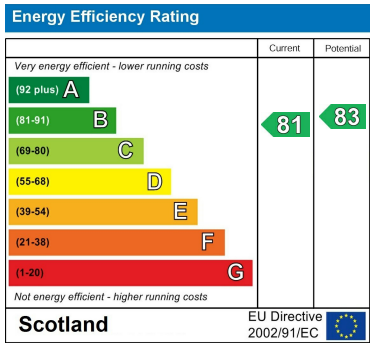
Private Car Park (Permit Scheme)

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

The Property Ombudsman
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