



# TANTALLON COURT, HEUGH ROAD,

# 1 BED | OFFERS OVER £198,000

## SUMMARY

Tantallon Court was purpose built by McCarthy Stone for retirement living and was completed mid 2017. The development consists of 41 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site during core hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and shower room. The development includes a beautifully presented Residents' lounge and kitchen facility where you can enjoy the social aspect with weekly coffee mornings and catch up with your neighbours. The lounge is well used for various events, exercise classes and film nights, you can opt in or out as you wish. Tantallon Court has attractive communal gardens with seating areas and the grounds are well maintained. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the charge is currently £250 per annum, check with the House Manager for availability.

It is a condition of purchase that residents must meet the age requirements of 60 years. For a couple one person must meet the minimum requirement of 60 years.

## LOCAL AREA

Tantallon Court is situated in North Berwick an affluent coastal town and former Royal Burgh in East Lothian, popular due to its two sandy bays, attractive mix of shopping and restaurants, and stunning views over the Firth of Forth. The town has a rich and extensive history, with many historical sites dotted around including Tantallon Castle, the 12th century harbour which is still in operation, and a host of listed buildings. Residents at Tantallon Court can enjoy a wide range of leisure facilities including a bowling club, swimming pool, golf club and leisure centre, all within a couple miles of the development. For those that like to get out and explore, East Lothian has an abundance of stately homes and places of interest to visit, as well as some of the finest walks in Scotland. North Berwick is also home to Scotland's only seabird centre, allowing nature enthusiasts the opportunity to learn more about the local wildlife. Our beautiful development is located on Heugh Road, with a nearby bus stop allowing frequent buses into the bustling town centre. North Berwick is extremely well connected to the wider area by public

transport, with frequent buses and hourly trains into the centre of Edinburgh and surrounding towns and villages.

## 23 TANTALLON COURT

Apartment 23 is a one bed spacious retirement living apartment located on the first floor facing onto Tantallon Road, overlooking woods and North Berwick Rugby Football Club and recreation park. The apartment consists of: inner hall, living room, kitchen, store room, bedroom and shower room.

## ENTRANCE HALL

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

## LIVING ROOM

Well presented living room with dining area and Juliet Balcony providing plenty of natural light with open views onto woodland towards the North Berwick Rugby Football Club recreation park where there are lovely walks to enjoy. The decor is neutral with fitted carpet and French doors which benefit from perfect-fit blinds. There are ample raised electric sockets, three ceiling light fittings, TV and phone points and a wall-mounted storage heater. A partially double glazed door leads to a separate kitchen.

## KITCHEN

Contemporary fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic induction hob with extractor hood and fitted integrated fridge, freezer, washing machine (all Bosch) with under pelmet lighting and fitted roller blind.

## BEDROOM ONE

Spacious double bedroom benefitting from a large walk-in wardrobe with shelving and hanging rails and ample storage. The window has perfect-fit blinds and there are TV and phone points, plenty of raised electric sockets and a wall-mounted storage heater.

## SHOWER ROOM

Shower room fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above, heated towel-rail and fan heater. There is an emergency pull cord for peace of mind.

## STORE ROOM

Useful internal store/utility room housing the hot water tank and electricity fusebox. Includes shelving.

## EXTRAS

Included in the sale are fitted carpets, light fittings, curtains, fitted blinds and integrated appliances. Other items may be available subject to negotiation.

## SERVICE CHARGE

- Cleaning of internal communal and external 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.

Service charge: £2,012.30 pa (for financial year end 31/08/2022)

## PRIVATE 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.

