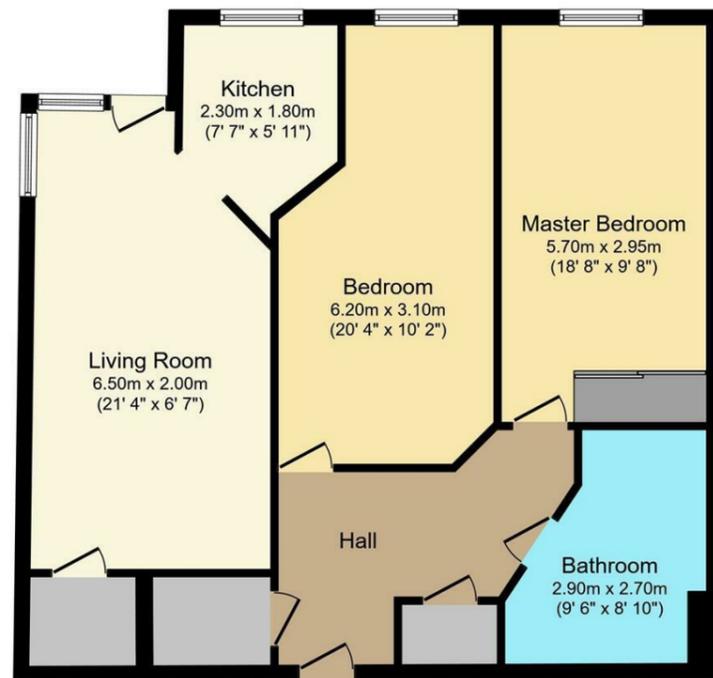


McCARTHY STONE RESALES

16 FLORENCE COURT

402 NORTH DEESIDE ROAD, ABERDEEN, AB15 9TD

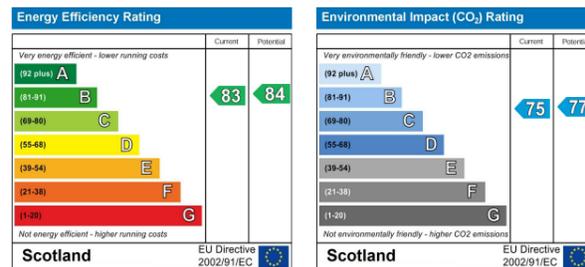


Floor Plan
Floor area 86.0 sq. m. (926 sq. ft.) approx

Total floor area 86.0 sq. m. (926 sq. ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



COUNCIL TAX BAND: E



McCARTHY STONE RESALES

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****VIRTUAL TOUR AVAILABLE**** Garden level two bedroom retirement living plus apartment with patio * Excellent facilities including a table service subsidised restaurant to enjoy lunch with your neighbours * Beautiful residents' lounge with kitchen facility * Function room * Roof terrace and sun room * Be part of a great community with weekly coffee mornings and regular social activities * Excellent amenities close by and transport links *

PRICE REDUCTION
OFFERS OVER £159,500 FREEHOLD

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FLORENCE COURT, 402 NORTH DEESIDE

2 BED | OFFERS OVER £159,500

SUMMARY

Florence Court is one of McCarthy & Stones Retirement Living PLUS range (formerly Assisted Living) and is facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements. These are provided onsite by The Care Inspectorate registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for a fee per night, subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

LOCAL AREA

Florence Court is situated in the sought after suburb of Cults to the west of Aberdeen and is well served for local shops, convenience stores, doctors' surgery, chemist and library. There are excellent recreational amenities including Cults Kirk Community Centre and The Hub Cafe next door to the development. Deeside Golf Club is a short drive away close to the beautiful Allan Park where you can enjoy a leisurely stroll or enjoy

a swim at Cults Sports Complex. The area is well served with bus transport links to Aberdeen city centre and close areas such as Banchory, Peterculter and Stonehaven.

16 FLORENCE COURT

Spacious two bedroom garden level apartment with patio area. Newly fitted carpets (December 2019) in the lounge, hallway and bedroom one.

ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard, cloakroom cupboard with shelving, illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour Tunstall emergency response pull cord. Doors lead to the bedrooms, living room and bathroom. Newly fitted carpets to the entrance hall, lounge and bedroom one.

LOUNGE

The apartment is situated to the rear of the development at garden level providing privacy from the lounge and has the added benefit of full length window and French door giving access to the patio area not overlooked and communal garden grounds. The lounge is spacious and provides ample raised electric sockets, TV, telephone points and storage cupboard.

KITCHEN

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Under pelmet lighting. Electrically operated window overlooking communal gardens. The kitchen is situated off the lounge.

BEDROOM 1

The double bedroom with built-in mirror wardrobe is an ideal size with TV and phone point, ceiling lights and pull cord assistance.

BEDROOM 2

Generous double bedroom with ceiling lights, TV/phone point and ample electric sockets.

BATHROOM

Spacious bathroom is well equipped with easy access to the wet room area with shower facility. The suite includes a low level vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater and extractor fan.

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, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £10,867.50 pa (for financial year ending 09/22)

PRIVATE PARKING (PERMIT SCHEME)

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

