McCarthy & Stone

RESALES

FIRST FLOOR ONE BED RETIREMENT APARTMENT

25 Tantallon Court, Heugh Road, North Berwick, EH39 5QF

Offers over £205,000 FREEHOLD

For further details, please call 0345 556 4104

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SUPERB FIRST FLOOR one bed retirement apartment in the sought after TANTALLON COURT DEVELOPMENT in the COASTAL TOWN OF NORTH BERWICK close to all amenities.

Tantallon Court was purpose built for retirement living McCarthy & Stone 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 and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a beautifully presented residents' lounge 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. There are two supermarkets close by including Aldi within walking distance and Tesco, other stores are available. 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. Homeowners 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.

25 Tantallon Court

Apartment 25 is located on the first floor overlooking North Berwick recreation grounds. The apartment is spacious and comprises of entrance hall, living room, bedroom and shower room. The heating is electric.

Entrance Hall

Welcoming entrance hall with a good sized walk in storage cupboard/airing cupboard. There is a 24-hour Tunstall emergency response pull cord system and pendants provided.
There are Illuminated light switches throughout the apartment, smoke detector, apartment security door entry system with intercom and doors lead to the bedroom, living room and shower room.

Living Room

The Living room is neutral in decor and benefits a Juliet balcony which overlooks the woodland area of North Berwick recreation park with pleasant walks to enjoy. There is ample room for a small dining table and chairs. The room is well appointment with electric power sockets, TV and telephone points. three light fittins and fitted carpet. 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, ceramic induction hob with extractor hood and fitted integrated washer/dryer, fridge, freezer and under pelmet lighting.

Bedroom One
Generous sized bedroom benefiting from a walk-in wardrobe and plenty room for free standing furniture. There are two light fittings, wall mounted electric heater, TV and phone point and plenty electric sockets.

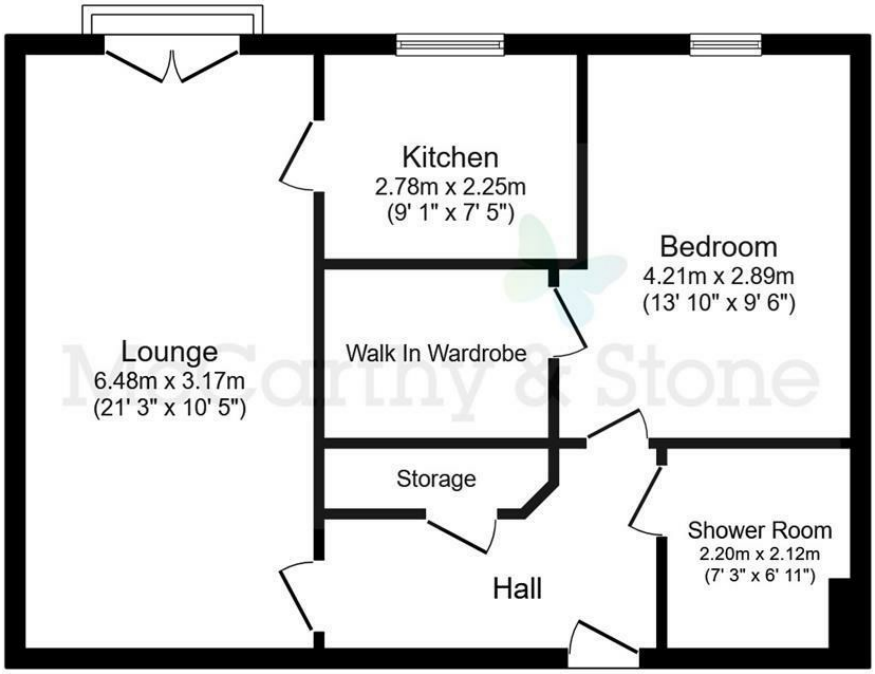
Shower Room
Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above and a wall mounted heater. There is an emergency pull cord for peace of mind.

Extras
Fitted carpets and integrated applicances. Other items may be available under 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 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.



This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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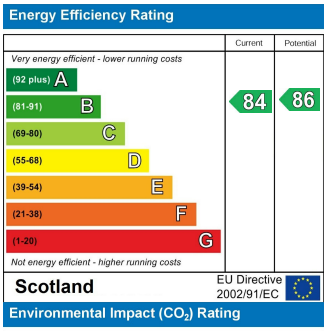

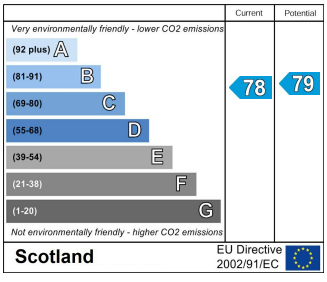

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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.

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