

McCARTHY STONE RESALES

19 HILLTREE COURT 96 FENWICK ROAD, GIFFNOCK, G46 6AA

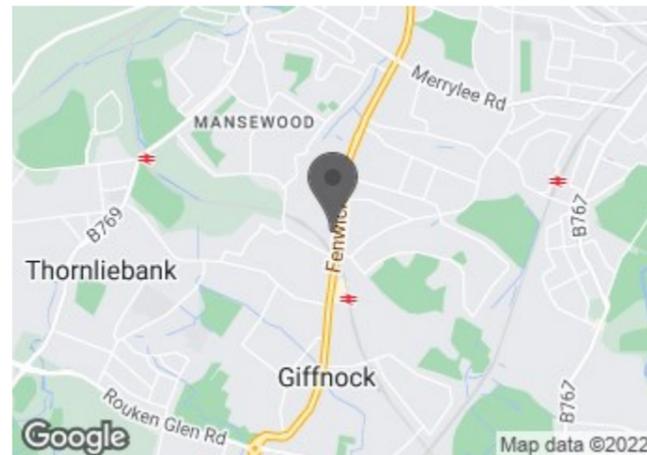


Total floor area 63.1 sq.m. (679 sq.ft.) approx

Printed Contact Details...

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

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COUNCIL TAX BAND: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		82	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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One of our large configuration one bedroom apartment's in a sought after position on the first floor overlooking the entrance courtyard in a southerly position.

OFFERS OVER £155,000 FREEHOLD

For further details, please call **0345 556 4104**
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HILLTREE COURT, 96 FENWICK ROAD,

1 BED | OFFERS OVER £155,000

SUMMARY

Hilltree Court was purpose built by McCarthy & Stone for assisted living. The development consists of 57 one and two-bedroom assisted living apartments for the over 70's. There is an Estate Manager and team on site 7 days a week with 24 hour cover plus a 24-hour emergency call system provided via a personal pendant alarm and with call points within the apartment. All areas in the development are designed to be readily accessible with mobility aids. There is a beautiful Homeowners' lounge where you can enjoy a coffee and catch up with your neighbours and take part in the organised social activities if you wish, a great way to get to know other Homeowners. The restaurant offers subsidised three course nutritional lunches served at 12.30pm and light snacks can be arranged by request in the evening. There are well maintained landscaped gardens with seating area. There is a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all residents must meet the minimum age requirement of 70 years.

LOCAL AREA

Hilltree Court is situated in the suburb of Giffnock a well established and attractive area nestled approximately 4 miles to the south of Glasgow City Centre. Giffnock's shopping facilities offer an array of choices from small independent stores to larger chain stores like Morrisons and a post office within a short walking distance from the development. There is also Sainsburys and Lidl supermarkets together with Majestic Wine Warehouse, giving even the most discerning shoppers plenty of choice! There are excellent bus and rail links close to hand.

19 HILLTREE COURT

Superb opportunity to purchase this spacious and bright

first floor apartment situated within a corner position of Lyle Court overlooking the entrance courtyard with pleasant elevated views. There is laminate flooring in the hallway, living room and bedroom. Heating is provided by electric storage heating.

ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage/airing cupboard. The hallway includes illuminated light switches, smoke detector, 24 hour Tunstall emergency response pull cord system with points in the hall, bedroom and bathroom and pendant(s) provided. The hall gives access to the bedroom, bathroom and living room.

LIVING ROOM

The spacious living room is one of the larger configurations within the development and boasts a corner position with open outlook overlooking the well maintained courtyard with residents' car park. The Juliette balcony with French doors is a nice feature making this a bright living space and the room can easily accommodate a dining area. The living room also benefits a large walk in storage cupboard with shelving. The partial glazed door gives access to the kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electric operated kitchen window with curtains.

BEDROOM

A generous double bedroom or could accommodate twin beds. There is a built in mirror wardrobe with plenty space for additional furniture. There are ample electric sockets. TV and phone point and light fitting.

BATHROOM

Fully tiled with bath and suite comprising of walk-in shower, WC, vanity unit with sink and mirror. There are hand rails above the bath and shower area, emergency pull cord, heated towel rail and small dimplex heater.

EXTRAS INCLUDED IN SALE

All integrated appliances.

SERVICE CHARGE

- * Cleaning of communal and external apartment 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
- * All day use of communal homeowners lounge with complimentary tea, coffee and biscuits
- * Subsidised homeowners meal service in restaurant
- * Mobility scooter storage
- * Service Charge fees for year ending 31/8/22 £639.00 per month (£7668.03 per annum) for a one bed

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.

RESIDENTS' PARKING (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.

