



McCarthy & Stone
RESALES



4 Hilltree Court 96 Fenwick Road, Giffnock, G46 6AA
Offers over £229,995 FREEHOLD

For further details
please call 0345 5564104

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RECENTLY REFURBISHED * RETIREMENT PLUS APARTMENT * SPACIOUS TWO BEDROOM * GROUND FLOOR WITH DIRECT ACCESS TO GARDEN & PATIO * 24 HOUR ON-SITE MANAGER * EXTRA CARE PACKAGES AVAILABLE* MAKE YOUR MOVE SIMPLE WITH PART EXCHANGE*

Summary

Hilltree Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.

The development consists of 57 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Hilltree Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

It is a condition of purchase that all residents must meet the age requirements for 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 within a short walking distance from the development and Sainsburys 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.

Entrance Hall

The welcoming entrance hall within the apartment gives access to the lounge, two bedrooms and shower room. There are two generous walk-in storage/airing cupboards in addition to the 24-hour Tunstall emergency response pull cord system. There are illuminated light switches, smoke detector and the apartment benefits from the secure door entry system. The guest suite is perfectly situated next door to the apartment ideal for family members or friends visiting.

Lounge

As the apartment is at garden level the lounge has the added benefit of full length windows and French door giving access to the private patio area which also can be accessed from the master bedroom and overlooks the communal garden. There is an electric fire with feature surround providing an attractive focal point in addition to raised electric sockets, TV and telephone points. Partially double glazed door leads onto a separate kitchen.

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.

Bedroom One

Generous and bright double bedroom with French door giving direct access to the patio area and communal garden. There is a built-in mirrored wardrobe, ceiling lights and TV/phone point.

Bedroom Two

Spacious second double bedroom with ample space to accommodate furniture. The bedroom has ceiling lights, TV and phone point.

Shower Room

The part tiled shower room has been updated in the past and provides a generous shower cubicle, low level WC, vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater and extractor fan.

Extras

All furniture within the apartment is subject to negotiation. The apartment has been newly refurbished with new carpets fitted to a good specification.

Service Charge (Paragraph)

- 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

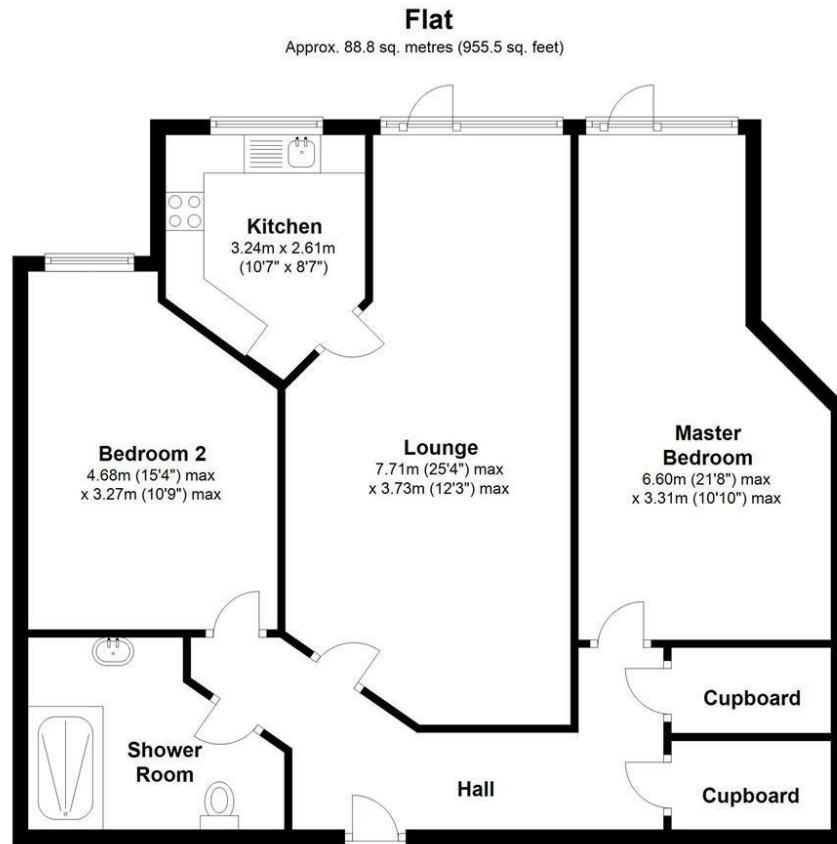
One hour of domestic support per week is included in the service charge at Hilltree Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

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, your water rates, 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.

Car Parking Permit Scheme- subject to availability

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.





Total area: approx. 88.8 sq. metres (955.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		71	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		74	77
	EU Directive 2002/91/EC		

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 5564104 or email resales@mccarthyandstone.co.uk

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