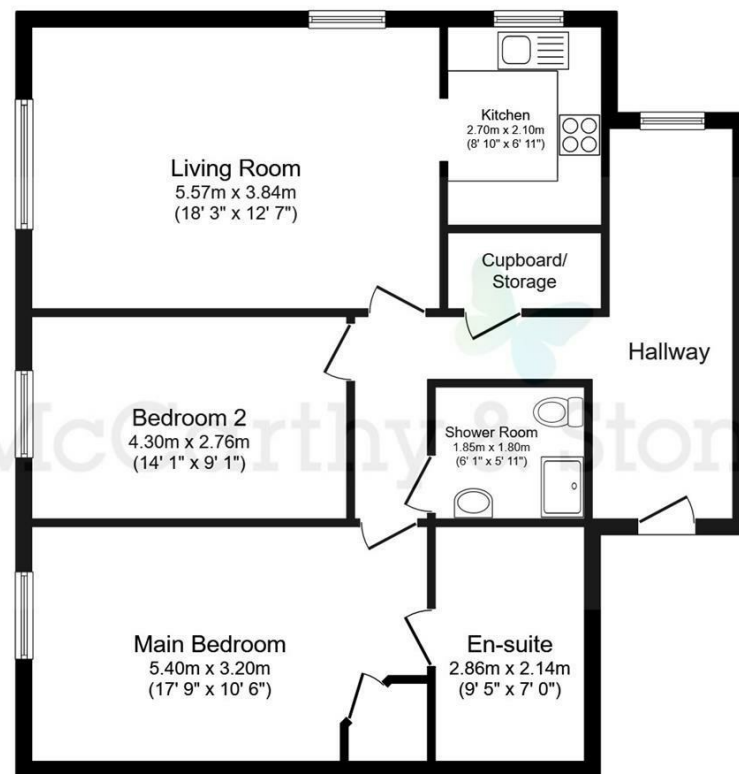


McCARTHY STONE RESALES

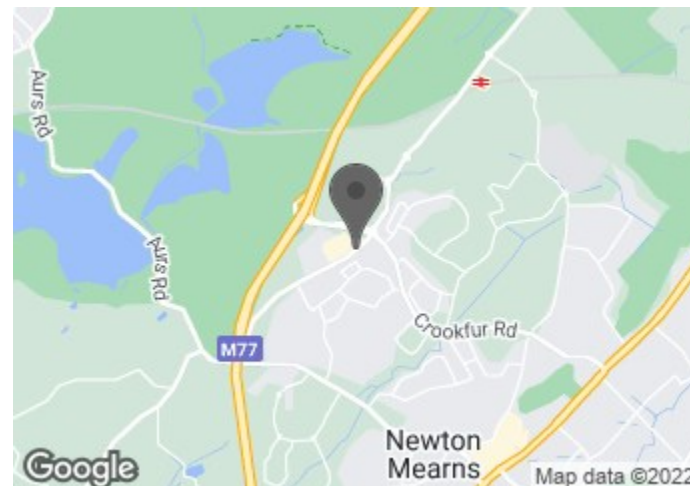
15 GREENWOOD GROVE WEST, STEWARTON ROAD, GLASGOW, G77 6ZF



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: E

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	81	87
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	79	79
EU Directive 2002/91/EC		

McCARTHY STONE RESALES

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NEW PRICE Corner position first floor apartment with spacious dual aspect living room within a popular and well maintained retirement development in Newton Mearns. Greenwood Grove has excellent amenities close by with easy access to the M8 motorway and Patterton train station.

PRICE REDUCTION FIXED PRICE £230,000 FREEHOLD

For further details, please call **0345 556 4104**
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GREENWOOD GROVE (WEST),

SUMMARY

Greenwood Grove was purpose built by McCarthy & Stone to a high specification for retirement living. The beautiful development consists of 68 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour Tunstall emergency call system provided via a personal pendant alarm and with call points in the bathroom and shower room. The development includes a residents' lounge, landscaped gardens and a delightful sun room and roof terrace within the East development to enjoy. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability. It is a condition of purchase that a sole owner is of the age of 60 or over. In an event of a couple the second person can be over the age of 55 years.

LOCAL AREA

Greenwood Grove is situated in Greenlaw Village, and adjacent to a host of local amenities including a Waitrose supermarket, properties at Greenwood Grove benefit from all the prestige of a Newton Mearns address with all the convenience of this newly developed area. With various grocery and shopping options on the doorstep, a medical centre and pharmacy, plus easy road and bus links to The Avenue Shopping Centre, Greenwood Grove couldn't be more convenient for those seeking to downsize in Newton Mearns. Additionally, Silverburn shopping mall with its extensive range of high street names is just a short journey away by car or bus, while the striking countryside and coastline of Ayrshire is also within easy reach.

ENTRANCE HALL

A generous and welcoming entrance hall that could be utilised to house a computer desk, crafting area or simply a quiet space to read. From the hallway there is a



door to a walk-in storage cupboard/airing cupboard. There are handy illuminated light switches, a smoke detector, apartment security door entry system with intercom and the 24 hour Tunstall emergency response pull cord located in the hall. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM

The Living room is bright and spacious with dual aspect and benefits from a Juliet balcony with French door and tilt and turn windows either side. As the apartment is located on the first floor you can enjoy the open outlook. There is ample room to accommodate a dining table and chairs. You will find plenty raised electric power sockets, TV and telephone points, two decorative ceiling lights and access to a separate kitchen.

KITCHEN

Well appointed and contemporary fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, free standing slimline dishwasher and under pelmet lighting. A roller blind frames the window.

PRIMARY EN-SUITE

Nicely presented primary bedroom benefiting from a walk-in wardrobe in addition to a fully tiled en-suite facility comprising of a generous shower enclosure with screen and handy grip rails, WC, vanity unit with illuminated mirror. There is a wall mounted electric heater and curtains frame the window.

BEDROOM TWO

Double bedroom with ample room for bedroom furniture. There are two light fittings, plenty electric raised sockets, a wall mounted electric heater and a TV and phone point.



2 BED | FIXED PRICE £230,000

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower cubicle with a rain shower head and a secondary shower head plus grip rails, WC, vanity unit with sink and mirror above.

SERVICE CHARGE

- Cleaning of communal areas including internal communal windows and all external
- 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
- 1% Contingency fund (payable upon resale) 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: £2,705.28 pa (for financial year ending 09/22)

CAR 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.

