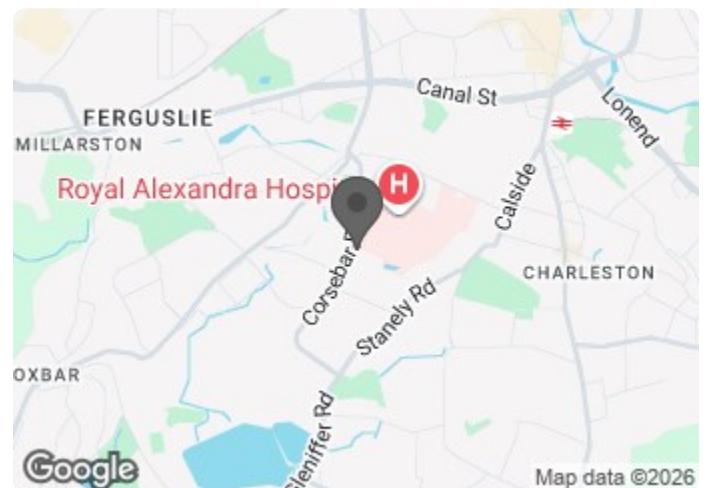


**Floor Plan**

Total floor area 80.7 sq.m. (869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Council Tax Band: F**



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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		EU Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
Scotland		EU Directive	

## 16 Ashwood Court

1A Victoria Road, Paisley, PA2 9PE



**Offers over £195,000 Freehold**

Beautiful two bed dual aspect retirement apartment has been upgraded with a Wren kitchen, shower room and shutter blinds installed. Located on the first floor at Ashwood Court in the popular Corsebar area of Paisley. The development has excellent communal facilities, lift and private car park..



**Call us on 0345 556 4104 to find out more**

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# Ashwood Court, 1A Victoria Road, Paisley

## Summary

Ashwood Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60's. 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 hall and bathroom.

The development includes a beautiful Homeowners lounge where you can enjoy various social events including the weekly coffee mornings where you can get to know your neighbours. There is a communal kitchen across from the lounge with tea and coffee making facilities. There are attractive landscaped gardens and a courtyard area to the rear of the development where you can sit and enjoy the good weather. The guest suite is available for visitors who wish to stay (additional charges apply) subject to availability.

It is a condition of purchase that Homeowner must meet the age requirements of 60 years.

## Local Area

Ashwood Court is situated in the Corsebar area of Paisley, a popular residential neighbourhood. Paisley is well known for its rich history and striking architecture with a bustling town centre. Ashwood Court is located on Victoria Road with excellent public transport and bus stops less than 100m away offering regular services into the town centre. Shopping facilities and local services can be found just over a mile away.

There are leisure facilities including Meikleriggs Bowling Club, Ferguslie Cricket Club, Silverburn shopping centre, and more to suit everyone's needs. Churches of all denominations and local health practices are close by.

## 16 Ashwood Court

Apartment 16 has been recently upgraded with a new Wren Kitchen, refurbished shower room and perfect fit shutter blinds to all windows, all to a high specification. This larger configuration two bedroom corner apartment is located on the first floor, overlooking Corsebar Road. This apartment style has proved popular and within easy access via the lift or stairs to the communal facilities offered. The heating is provided by electric storage heaters with off peak option.



## Entrance Hallway

The welcoming hallway has two generous walk-in storage cupboards with shelving and doors lead to the bedrooms, living room and shower room. There are illuminated light switches, a smoke detector and apartment security door entry system with intercom. The apartment benefits from a 24 hour emergency response pull cord system and pendants provided, giving peace of mind.

## Living Room

Spacious living room benefiting a dual aspect and Juliet balcony providing natural light, making this room a bright space to enjoy. The current owners have installed perfect fit shutter blinds for versatility. There is a feature fire surround with electric fire creating a nice focal point and the neutral decor with attractive light fittings completes the room. With the generous proportions of the room there is plenty space for furniture and can easily accommodate a dining table and chairs. There is TV and telephone points and ample raised electric power sockets, The partial double glazed door leads onto a separate kitchen.

## Kitchen

Well appointed fitted kitchen by Wren, in blue shaker style units and a solid oak worktop and mid rise splash back. Plenty storage including a wine cooler. Sink with mixed lever tap. Built-in oven, ceramic hob with extractor hood, free standing fridge freezer and washer dryer. The window is fitted with a decorative roller blind and there is under pelmet lighting and a floor level heater.

## Bedroom Ensuite

Spacious double bedroom benefitting from an En-suite shower room facility which is fully tiled and fitted with suite comprising of a shower enclosure, WC, vanity unit with sink and illuminated mirror above and emergency pull cord. The walk-in wardrobe provides plenty storage space with hanging rails and shelving. There is a wall mounted electric heater, TV and phone point and electric sockets

## Bedroom Two

Ideal double bedroom which can fit two single beds and has a storage cupboard. The space could be used as an office or a hobby room. There is a TV and phone point, plenty electric sockets.

## Shower Room

The refurbished shower room comprises of grey and white wet



# 2 Bed | Offers over £195,000

wall paneling allowing for low maintenance and includes a generous shower enclosure with fitted seat. There is a WC, vanity unit with sink and illuminated mirror above. There is a wall mounted towel radiator and an emergency pull cord for peace of mind.

## Extras

Carpets, blinds and light fittings. The fridge freezer and washer dryer are included.

## Additional notes

- Standard & Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Service Charge

Service Charge for a one bedroom apartment is £4,447.35 per annum for the year ending 31/8/2026.

- 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
- 1% Contingency fund including
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

## Car Park

Free residents car parking available.

