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McCARTHY STONE
RESALES

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

COUNCIL TAX BAND: D

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 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	EU Directive 2002/91/EC		

23 FLORENCE COURT
402 NORTH DEESIDE ROAD, ABERDEEN, AB15 9TD



Superb large configuration one bedroom apartment in a corner position on the first floor overlooking the attractive courtyard. The local town of Cults offers excellent amenities and transport links within a short walking distance from the development

OFFERS OVER £165,000 FREEHOLD

For further details, please call **0345 556 4104**

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FLORENCE COURT, 402 NORTH DEESIDE

1 BED | OFFERS OVER £165,000

SUMMARY

Florence Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its residents with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge residents are allocated one hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite Care Inspectorate registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for a fee, subject to availability) which has an En-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

LOCAL AREA

Florence Court is situated in the sought after suburb of Cults to the west of Aberdeen and is well served for local shops, convenience stores, doctors' surgery, chemist and library. There are excellent recreational amenities including Cults Kirk Community Centre and The Hub Cafe next door to the development. Deeside Golf Club is a short drive away close to the beautiful Allan Park where you can enjoy a leisurely stroll or enjoy a swim at Cults Sports Complex. The area is well served



with bus transport links to Aberdeen city centre and close areas such as Banchory, Peterculter and Stonehaven.

23 FLORENCE COURT

Superb large configuration one bedroom apartment located on the first floor in a sought after corner position of the development facing onto the courtyard entrance. The apartment has underfloor heating with thermostat controls and fitted carpets throughout the entrance hall, living room and bedroom.

ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard and a further cloakroom cupboard, illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour emergency response pull cord. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

A well presented bright and spacious living room with Juliet balcony which you can open to enjoy the sunshine and the pleasant outlook overlooking the well maintained courtyard. The apartment is well equipped with storage space with another handy cupboard off the living room. The feature fire surround and electric fire creates a nice focal point in addition to the decorative light fittings. Partial double glazed door leads onto a separate kitchen.

KITCHEN

Well appointed and spacious 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, free standing microwave, cooker hood and integral fridge freezer. Electric operated window fitted with wooden venetian blinds and under pelmet lighting.

BEDROOM

Generous double bedroom or suitable for twin beds and benefits a built-in mirrored wardrobe with ample room for bedroom furniture. There is an emergency pull cord above the bed for peace of mind. Plenty electric sockets, TV and phone point.

BATHROOM

Spacious bathroom well equipped with easy access to the wet room area with shower facility and anti-slip flooring. The suite includes a low level vanity unit with wash basin, mirror and wall mounted heated towel rail. There are several grab rails, shaving point, electric heater and extractor fan. Emergency pull cord.

SERVICE CHARGE

- Annual service charge £8,091.76 (£674.31 per month) for the year ending 31/08/2022
- Cleaning of communal areas plus one hour domestic cleaning per apartment
- Internal cleaning of communal windows and all external windows of the development
- 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 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, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

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 Estate Manager on site for availability.

