



McCarthy & Stone

RESALES



22 Greenwood Grove West Stewarton Road, Glasgow, G77 6ZF
Offers over £225,000 FREEHOLD

For further details
please call 0345 556 4104

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****EARLY ENTRY DATE AVAILABLE**** Boasting a fabulous CORNER POSITION, this TWO BEDROOM Retirement Living apartment WITH ELEVATED OPEN VIEWS is situated on the second floor, being BRIGHT AND SPACIOUS and offered in "MOVE IN CONDITION". Early viewing recommended. Virtual tour available.

Summary

Greenwood Grove purpose built by McCarthy Stone and consists of 68 one and two-bedroom retirement apartments for the over 60s. 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 bathroom. The development includes a Homeowners lounge, roof top sun terrace and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). It is a condition of purchase that a sole owner has to be over the age of 60 years, 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. For those who enjoy spending time outdoors, the local area boasts a number of green spaces including Rouken Glen Park which offers pretty woodland walks, a boating pond and a cafe. The development also offers easy access to a number of local golf courses and bowling clubs, making it a perfect choice for those who enjoy an active retirement.

22 Greenwood Grove West

Well presented two bedroom apartment within Greenwood

Grove West boasting a corner position with elevated open views. The apartment is offered in "move in condition".

Entrance Hall

Welcoming and spacious entrance hall with a generous walk-in cupboard. There is an apartment security door entry system with intercom and 24-hour Tunstall emergency response pull cord system with personal pendant/bracelet. Illuminated light switches throughout, smoke detector and doors leading to the bedrooms, living room and shower room.

Living Room

The spacious living room captures plenty natural light with dual aspect. There are ample raised electric power sockets, TV and telephone points, two ceiling lights and fitted carpets. Partial double glazed door leads onto a separate kitchen.

Kitchen

Contemporary fully 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 and under pelmet lighting.

Bedroom One

Master bedroom with a generous walk-in wardrobe, fitted carpets, ceiling light, TV and phone point and a Juliet balcony making this a lovely bright space.

En-suite Shower Room

Well appointed en-suite tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above.

Bedroom Two

Spacious second bedroom currently utilised as an office space. Ceiling lights, TV and phone point.

Shower Room

Tiled and fitted with suite comprising of shower enclosure, WC, vanity unit with sink and mirror above.

Extras

Fitted carpets, integrated appliances, curtains and blinds are included in the sale. Other items of furniture are available under separate negotiation.

Service Charge

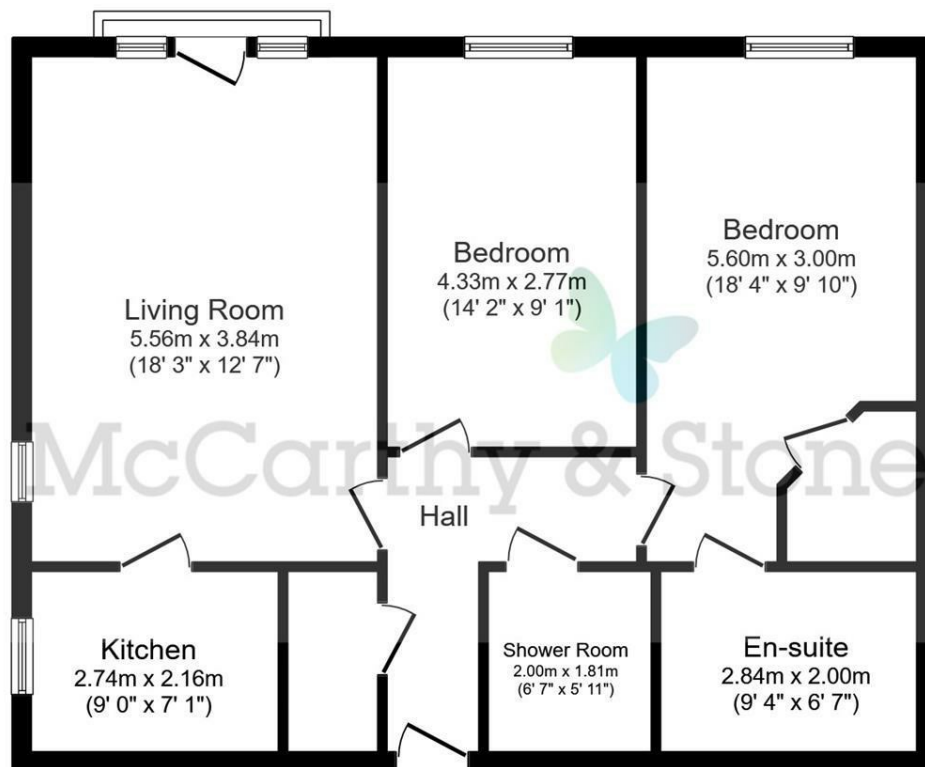
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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.

Private Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.





Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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	

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 556 4104 or email resales@mccarthyandstone.co.uk

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