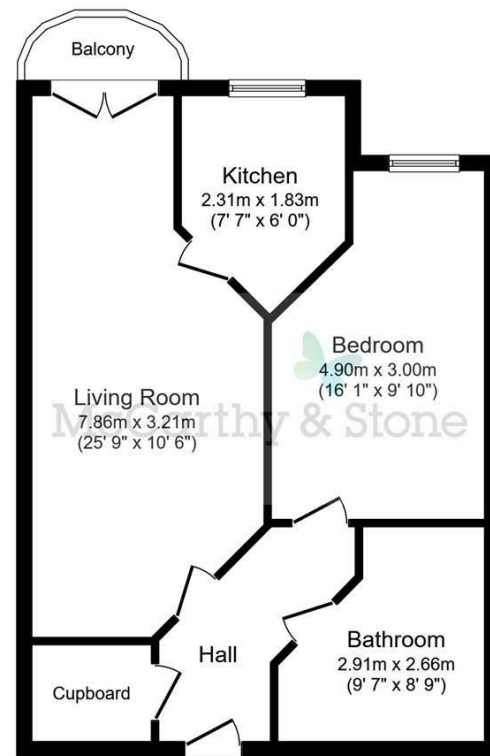


McCARTHY STONE RESALES

**31 HILLTREE COURT,
96 FENWICK ROAD, GIFFNOCK, G46 6AA**



Floor Plan

Total floor area 56.0 sq. m. (603 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). Plan produced for McCarthy & Stone. Powered by www.localagent.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	81	80	83
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



McCARTHY STONE RESALES

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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



NEW PRICE A well presented spacious one bedroom retirement apartment, situated on the first floor facing Fenwick Road. There are superb communal facilities including table service bistro and a vibrant social scene for the residents. bus stops outside the development, supermarket within 5 minutes walk and excellent local amenities close by.

PRICE REDUCTION

OFFERS IN THE REGION OF £145,000 FREEHOLD

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HILLTREE COURT, 96 FENWICK ROAD,

1 BED | OFFERS IN THE REGION OF £145,000

SUMMARY

Hilltree Court was purpose built by McCarthy & Stone for assisted living. The development consists of 57 one and two-bedroom assisted living apartments for the over 70s. There is an Estate Manager and team on site 7 days a week with 24 hour cover plus a 24-hour emergency call system provided via a personal pendant alarm and with call points within the apartment. All areas in the development are designed to be readily accessible with mobility aids. There is a beautiful Homeowners' lounge where you can enjoy a coffee and catch up with your neighbours and take part in the organised social activities if you wish, a great way to get to know other Homeowners. The restaurant offers subsidised three course nutritional lunches served at 12.30pm and light snacks can be arranged by request in the evening. There are well maintained landscaped gardens with seating area. There is a guest suite for visitors who wish to stay (additional charges apply). It is a condition of purchase that all residents must meet the minimum age requirement of 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 and a post office within a short walking distance from the development. There

is also Sainsburys and Lidl 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 has a handy walk-in storage cupboard which houses the electric condensing boiler and electric fuse box. There are illuminated light switches, 24 hour Tunstall emergency response pull cord system and smoke detector. The hallway provides access to the bedroom, bathroom and lounge.

LIVING ROOM

Well presented living room featuring a Juliet balcony with dining area, decorative fire surround with fitted electric fire, three attractive ceiling lights, neutral fitted carpets and ample raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electrically operated kitchen window with cream roller blind.

BEDROOM

Good sized bedroom with built in mirror wardrobe, ceiling light, TV and phone point, emergency pull cord for peace of mind.

BATHROOM/WET ROOM

Fully tiled bathroom with wet room shower area fitted with suite comprising of bath. WC, vanity unit with sink and mirror above. There is an emergency pull cord.

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
- * All day use of communal homeowners lounge with complimentary tea, coffee and biscuits
- * Subsidised homeowners meal service in restaurant
- * Mobility scooter storage

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.

