



McCarthy & Stone

RESALES

ONE BED 2ND FLOOR RETIREMENT LIVING PLUS APARTMENT
49 Hilltree Court 96 Fenwick Road, Giffnock, G46 6AA

PRICE REDUCTION



Fixed Price £145,000 FREEHOLD

For further details, please call 0345 556 4104

49 Hilltree Court 96 Fenwick Road, Giffnock, G46 6AA

A SPACIOUS one bedroom retirement apartment, situated on the SECOND FLOOR. The development offers 24 HOUR ON-SITE MANAGEMENT and fantastic communal facilities, including a TABLE SERVICE RESTAURANT and lifts to service all levels. Excellent local amenities and BUS STOPS OUTSIDE DEVELOPMENT.

Hilltree Court was built by McCarthy & Stone purpose built for assisted living. The development consists of 57 one and two-bedroom assisted living apartments for the over 70s. 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 apartment features a lounge, fully fitted kitchen, double bedroom, bathroom and underfloor heating. The development includes a Homeowners' lounge and landscaped gardens. 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 age requirements 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 within a short walking distance from the development and Sainsburys 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.

49 Hilltree Court

Superb opportunity to purchase this spacious second floor apartment with elevated views providing natural light. The apartment is located overlooking Fenwick Road. Early viewing recommended.

Entrance Hall

The entrance hall has a secure intercom system. There is a good sized walk-in storage/airing cupboard. The hallway includes 24 hour Tunstall emergency response pull chord system and smoke detector. The hallway provides access to the bedroom, shower room and lounge.

Living Room

Spacious living room with open outlook featuring a Juliette balcony making this a bright living space and the room. The room has Dimplex storage heating, three decorative ceiling lights, ample raised electric sockets, TV and telephone points.

Kitchen

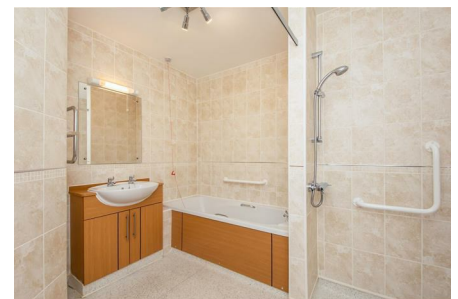
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electrically operated kitchen window with fitted roller blind.

Bedroom

The double bedroom is a generous size with built in mirror wardrobe and plenty space for additional bedroom furniture,. There are ample electric sockets. TV and phone point and light fitting.

Bathroom

Fully tiled with bath and suite comprising of walk-in shower, WC, vanity unit with sink and mirror above and an additional storage cabinet. There are hand rails above the bath and shower area, emergency pull chord, heated towel rail and small dimplex heater.



Extras

Curtains, carpets and blind will be included in the sale. Any other items may be subject to 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

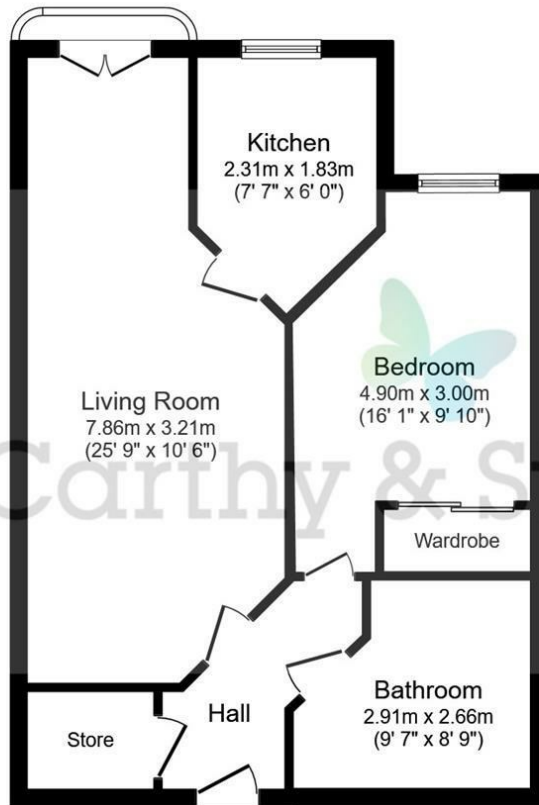
One hour of domestic support per week is included in the service charge at Hilltree Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, 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 Estate Manager.

Private Parking (Residents Permit)

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.





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.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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		80	83
(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.

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