

McCARTHY STONE RESALES

21 ASHWOOD COURT, 1A VICTORIA ROAD, PAISLEY, PA2 9PE



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	86	88
	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	81	81
	EU Directive 2002/91/EC	



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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.

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VIRTUAL TOUR & EARLY ENTRY AVAILABLE A refurbished move in condition one bedroom retirement apartment with Juliet balcony, situated on the second floor with lift access to all levels. Ashwood Court has excellent facilities including a guest suite, laundry room and residents' lounge to meet you neighbours for coffee, plus outdoor seating areas and private parking (permit scheme). Early viewing recommended.

PRICE REDUCTION
FIXED PRICE £125,000 FREEHOLD

For further details, please call **0345 556 4104**
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ASHWOOD COURT, 1A VICTORIA ROAD,

1 BED | FIXED PRICE £125,000

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.

21 ASHWOOD COURT

Superb second floor one bed apartment offered in "move in" condition having recently undergone a refurbishment. Positioned to the front of the development on Victoria Road the accommodation offers a fully fitted kitchen, lounge with Juliet balcony, double bedroom with walk-in wardrobe, shower room and walk in hall storage cupboard.

ENTRANCE HALL

From the hallway there is a good sized walk-in storage cupboard/airing cupboard with doors leading to the bedroom, lounge 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 Tunstall emergency response pull cord system giving peace of mind. Newly fitted neutral carpets in the hall, lounge and bedroom.

LOUNGE

Spacious lounge benefits a Juliet balcony providing natural light making this room a bright space. Plenty room for furniture and can accommodate a dining table and chairs within the recess area. There is TV and telephone points, two decorative ceiling lights, ample raised electric power sockets, TV and telephone points. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Contemporary and well appointed fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer. Plenty storage space and window with fitted roller blind.

BEDROOM ONE

Good sized double bedroom benefits a walk-in wardrobe with hanging rails and storage shelves. TV and phone point, electric heater, window overlooking Victoria Road.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a generous walk-in shower, WC, vanity unit with sink and illuminated mirror above.

EXTRAS INCLUDED IN SALE

All floor coverings, light fittings, curtains and kitchen blind included in sale.

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.

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 House Manager on site for availability.

