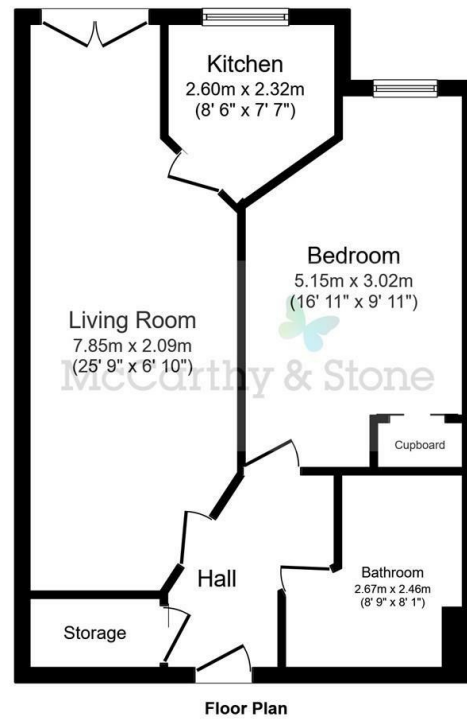


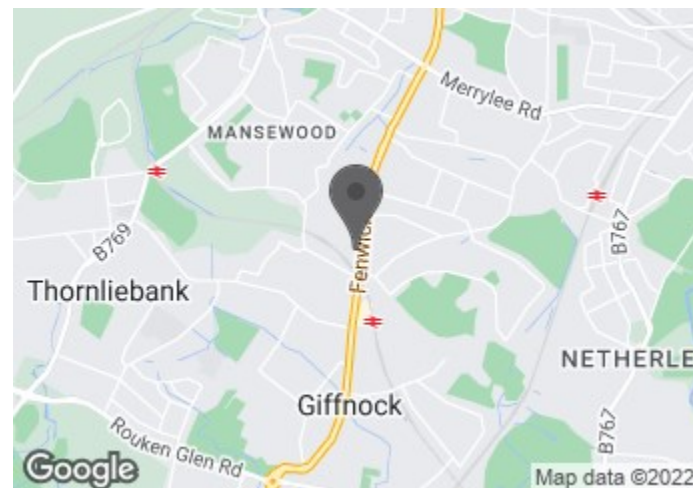
McCARTHY STONE RESALES

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



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

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			
		79	84



McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information



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

Bright and spacious one bedroom retirement apartment, with an elevated view. The superb communal facilities include a table service subsidised restaurant and a vibrant social community with lots of activities to enjoy - if you so wish. Excellent local amenities close by, including bus stops outside from both directions.

PRICE REDUCTION

OFFERS OVER £145,000 FREEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HILLTREE COURT, 96 FENWICK ROAD,

1 BEDROOMS £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.

59 HILLTREE COURT

Located on the third floor this superb apartment has an elevated view overlooking Fenwick Road. The accommodation is well appointed for all your needs and with easy access to all the communal facilities within the development by the two lifts serving all floors.

ENTRANCE HALL

Generous walk-in storage/airing cupboard.

There is a 24-hour Tunstall emergency Care-Line with response pull cord system is situated in the hall. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

LIVING ROOM

Bright and spacious living room benefiting a Juliet balcony with elevated view and ample space to accommodate a dining table. Neutral fitted carpet continuing throughout the hall and bedroom. There are ample raised electric sockets, TV and phone point. Partial 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.

BEDROOM

Good sized double bedroom with built in wardrobe, ceiling light, electric raised sockets, TV and phone point and emergency pull cord.

BATHROOM/WET ROOM

Fully tiled with bathroom suite with wet room area comprising of walk-in shower, WC, vanity unit with sink and mirror above. There are hand rails above the bath and shower area, emergency pull chord for peace of mind, heated towel rail and small Dimplex heater.

SERVICE CHARGE

- * Monthly service charge figures provided on request
- * Cleaning of communal and external 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 in table service 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.

Service charge: £7,668.02 pa (for financial year ending 09/22)

PRIVATE 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.

