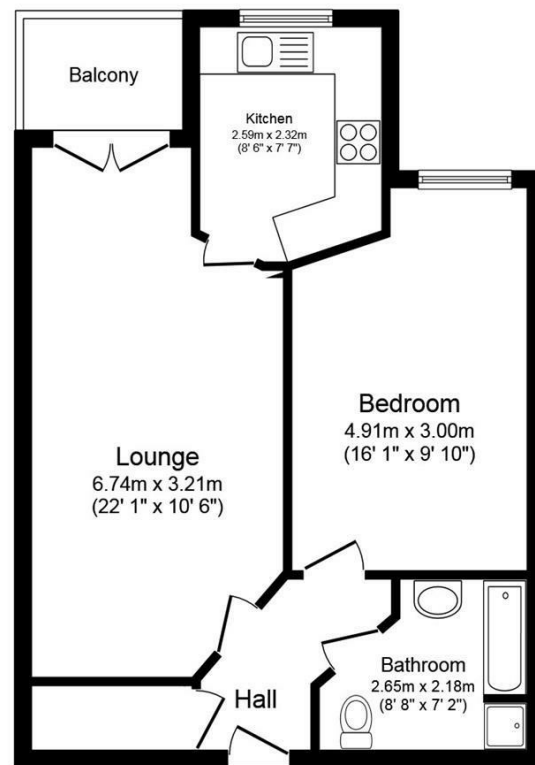


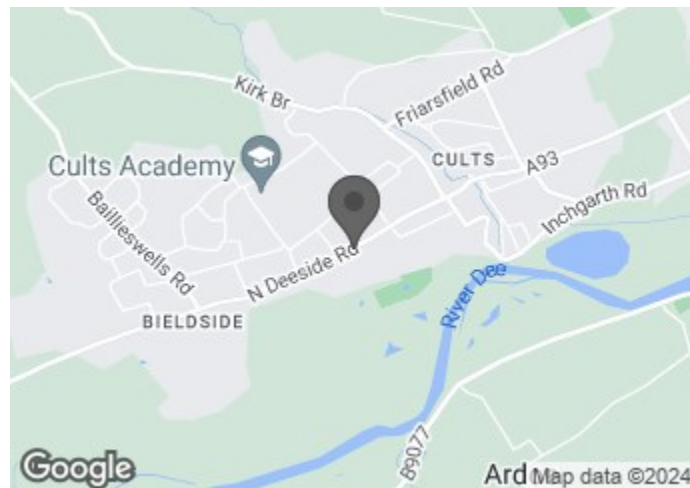
# McCARTHY STONE RESALES

## 38 FLORENCE COURT

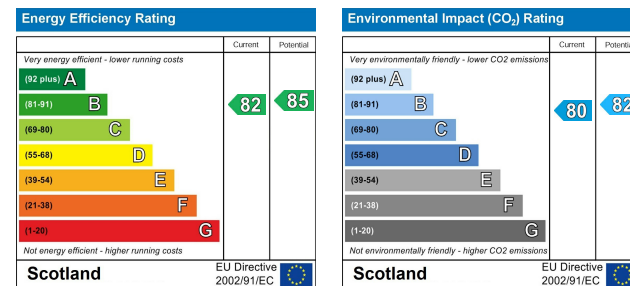
402 NORTH DEESIDE ROAD, ABERDEEN, AB15 9TD



Total floor area 50.9 sq.m. (548 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



### COUNCIL TAX BAND: D



# McCARTHY STONE RESALES

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Lovely one bedroom apartment with balcony on the second floor overlooking the attractive entrance courtyard. The local town of Cults offers excellent amenities and transport links within a short walking distance from the development

**PRICE REDUCTION**  
**FIXED PRICE £79,000 FREEHOLD**

For further details, please call **0345 556 4104**  
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# FLORENCE COURT, 402 NORTH DEESIDE

# 1 BED | FIXED PRICE £79,000

## SUMMARY

Florence Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its residents with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge residents are allocated one hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite Care Inspectorate registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for a fee, subject to availability) which has an En-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## LOCAL AREA

Florence Court is situated in the sought after suburb of Cults to the west of Aberdeen and is well served for local shops, convenience stores, doctors' surgery, chemist and library. There are excellent recreational amenities including Cults Kirk Community Centre and The Hub Cafe next door to the development. Deeside Golf Club is a short drive away close to the beautiful Allan Park where you can enjoy a leisurely stroll or enjoy

a swim at Cults Sports Complex. The area is well served with bus transport links to Aberdeen city centre and close areas such as Banchory, Peterculter and Stonehaven.

## 38 FLORENCE COURT

Superb apartment located on the second floor with balcony overlooking the entrance courtyard and attractive grounds. The apartment comprising of, entrance hall, living room, kitchen, double bedroom and bathroom/wet room. Heating is provided by electric under floor heating with thermostat controls.

## ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard. There are handy illuminated light switches, a smoke detector, apartment security door entry system and intercom with 24-hour emergency response pull cord also located in the bedroom and bathroom. Pendant(s) are also provided. Doors lead to the bedroom, living room and bathroom.

## LIVING ROOM

The bright and spacious living room benefits access to a balcony with a pleasant outlook so you can enjoy a coffee in the sunshine. The fitted carpet with a warm hue continues throughout the hallway and bedroom. The room is well appointed with ample raised sockets, TV and phone points. The partial glazed door leads to a separate kitchen.

## KITCHEN

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Under pelmet lighting. Electrically operated window overlooking communal gardens. The kitchen is situated off the lounge.

## BEDROOM ONE

The double bedroom with built-in mirror wardrobe is an ideal size with TV and phone point, ceiling lights and pull cord assistance.

## BATHROOM

Spacious bathroom is well equipped with easy access to the wet room area with shower facility. The suite includes a low level vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater and extractor fan.

## SERVICE CHARGE

- Annual service charge £9,302.04 (£775.17 per month) for the year ending 31/08/2024
- Cleaning of communal areas plus one hour domestic cleaning per apartment
- Internal cleaning of communal windows and all external windows of the development
- 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
- 1% 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, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the 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 usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

