



17 Kerfield Court  
Kelso, TD5 7BP

£685 Per Month



1 bed



1 public



1 bath



17 Kerfield Court is a well appointed apartment which occupies a lovely south facing position within this highly regarded McCarthy Stone retirement complex.

Livingroom, Kitchen, One Double Bedroom,  
Showerroom

Landlord Registration No. 12127/355/24460  
EPC C

LARN 1903091





17 Kerfield Court is a very well appointed apartment which occupies a lovely south facing position within this highly regarded McCarthy Stone retirement complex. The property is located on the first floor and is well presented having recently been redecorated in neutral tones and benefits from 'Sunflow' electric heating. Kerfield Court has a minimum age restriction and includes key features such as emergency call system, on-site house manager, a residents lounge, guest suite, lift, private parking and maintained grounds.

#### LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

#### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Double Bedroom, Shower Room. Double Glazing. 'Sunflow' Electric Heating.

#### ACCOMMODATION

The entrance door to the apartment leads into a very welcoming entrance hall with excellent storage being provided by a large walk-in shelved cupboard. The lounge is a spacious room with modern fireplace providing a lovely focal point along with full length south facing windows with juliet balcony which provides lots of natural light. Glazed double doors open off the lounge into the well equipped and well planned kitchen which is fitted with an excellent range of modern wall and base units and complete with built-in appliances comprising; four ring electric hob with extractor hood above, separate eye level oven, fridge and freezer. The bedroom is a very peaceful and nicely proportioned double bedroom with rear facing window overlooking the communal gardens. Excellent storage is provided by built-in wardrobes with mirrored folding doors. The shower room is freshly presented with fully tiled walls and a three piece suite comprising WC, wash hand basin with built-in storage below and walk-in shower cubical.

#### MEASUREMENTS

LOUNGE 7.1m x 3.1m (23'2" x 10'3")  
KITCHEN 2.7m max x 2.3m (8'9" x 7'7")  
BEDROOM 4.8m x 2.8m (15'9" x 9'3")  
SHOWER ROOM 2.1m x 1.7m (6'9" x 5'6")

#### SHARED FACILITIES

All rooms are fitted with a 24 hour emergency call system to provide immediate assistance if needed. A shared laundry room is fitted with washing machines and driers. There is a large resident's day room in addition to a guest suite where, for a small fee, family and friends can stay.

#### EXTERNAL

Communal garden grounds extend around the property and are neatly presented with good sun throughout the day. Private residents parking is situated to the rear.

#### COUNCIL TAX

Band C.

#### ENERGY EFFICIENCY

Band C.

#### LANDLORD REGISTRATION NUMBER

12127/355/24460

#### SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating.

#### ADDITIONAL INFORMATION

Rent: £685 per calendar month plus Council Tax and Utilities. The management fee is included in the rent. The management fee covers maintenance of the ground, an on site warden, a 24-hour emergency call system and communal facilities such as a residents lounge & laundry. Minimum age restriction of 60 years applies.

One month's deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. Available unfurnished. No smoking allowed on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Please note completing an application form does not guarantee a viewing.

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