



Ground Floor Flat

20 Homemount House, Largs, KA30 9LS
Offers Over £69,000

MACTAGGART & Co
SOLICITORS AND ESTATE AGENTS

Telephone us on 01475 674628 or fax 01475 672650
75 Main Street, Largs KA30 8AJ



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SITUATION

Centrally located and within easy access of the town centre, local supermarket, train and bus terminals, 20 Homemount House is an immaculate ground floor apartment which has been upgraded with the inclusion of new floor coverings, kitchen appliances and interior decoration to make an ideal home for someone looking for independent retirement living. The development itself was constructed in 1984 and consists of ninety one apartments with resident management staff, lift access, lounge, communal gardens and guest facilities.

In more detail the accommodation on offer comprises a communal entrance hallway entered via secure entry phone system. Upon entering, a reception hall gives access to a bright lounge/dining room with walk in store and a glazed door opening to the front garden of the development. A door from the lounge opens to a kitchen fitted with a range of wall and base units with new freestanding electric cooker, fridge/freezer and washing machine which are included in the sale. The apartment has a double bedroom with built in wardrobe storage and a modern shower room with three piece suite to include WC, wash hand basin and walk in shower with electric shower.

In addition to the above the property has double glazing, upgraded electric heating with a new hot water heater, a new gel radiator in the lounge and residents alarm with pull cords throughout the apartment

ROOM DIMENSIONS

Lounge

4.72 m x 3.96 m / 15'6" x 13'0"

Kitchen

1.73 m x 2.79 m / 5'8" x 9'2"

Bedroom

4.06 m x 4.17 m / 13'4" x 13'8"

Shower Room

1.60 m x 2.49 m / 5'3" x 8'2"

BURDENS

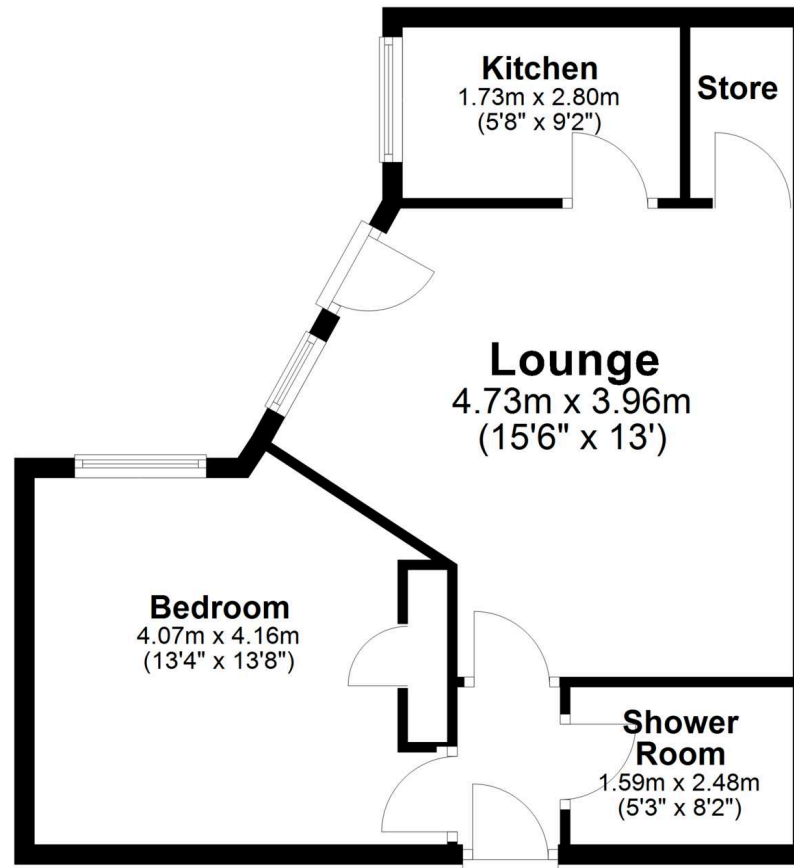
The property is in Band C of the Council Tax.



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Ground Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 48.3 sq. metres (520.0 sq. feet)

PRICE

Offers Over £69,000 should be lodged with Mactaggart & Company.

VIEWING

Tel: 01475 674628.

EPC RATING

C

NOTE:

Further details relating to the property and its legal title (in terms of the Property Misdescriptions Act 1991) can be obtained on application from the selling agents. The above information is believed to be correct but is not guaranteed. The measurements in this schedule were taken using a sonic measuring device and their accuracy is not guaranteed.

espc

Ref:
E490260

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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