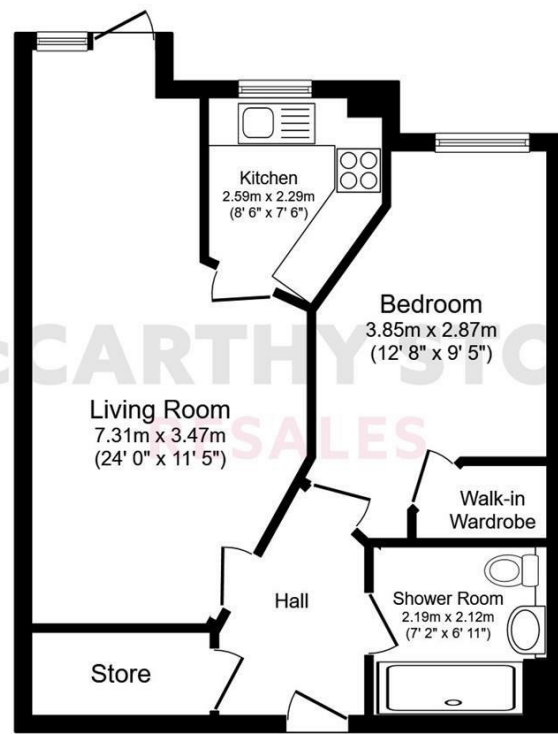


# McCARTHY STONE RESALES

## 15 BEACON COURT CRAWS NEST COURT, ANSTRUTHER, KY10 3FP



**Floor Plan**

Total floor area 49.8 sq.m. (536 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### 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 |  |         |           |
|   |  | 85      | 87        |
| Scotland EU Directive 2002/91/EC            |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |         |           |
|   |  | 78      | 80        |
| Scotland EU Directive 2002/91/EC                                |  |         |           |



# McCARTHY STONE RESALES

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# BEACON COURT, CRAW'S NEST COURT,

# 1 BED | FIXED PRICE £162,000

## SUMMARY

Beacon Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in lounge, walk-in wardrobes to bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge, sun room and roof terrace all provide a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

Beacon Court is situated in Anstruther, a coastal town renowned for its beautiful

harbour, attractive mix of shopping and of course, delicious fish and chips!

Originally a fishing village, this pretty town has a deep rooted history - much of which is showcased at the Scottish Fisheries Museum, one of Anstruther's top attractions.

Another popular attraction for nature lovers is the Isle of May, which can be reached by ferry in the summer months from Anstruther Harbour. The island offers an abundance of wildlife both on land and in the surrounding waters, including various seabirds such as puffins and guillemots, plus sealife including seals, dolphins and even whales if you are very lucky!

## ENTRANCE HALL

Welcoming entrance hall with large a walk-in storage cupboard/airing cupboard. There is a 24-hour emergency response pull cord system situated in the hall plus illuminated light switches, a smoke detector, apartment security door entry system with intercom emergency. Doors lead to the bedroom, living room and shower room.

## LOUNGE

Well presented carpeted lounge benefiting French doors with access to the patio area within the communal grounds. TV and telephone points, two ceiling lights and raised electric power sockets. Partial double glazed door leads onto a separate kitchen.



## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM ONE

Ceiling lights, walk-in wardrobe. TV and phone point.

## SHOWER ROOM

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

## SERVICE CHARGE

- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service Charge fee £209.64 per month (£2,515.68 per annum) for the year ending 31/8/24

## 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.

