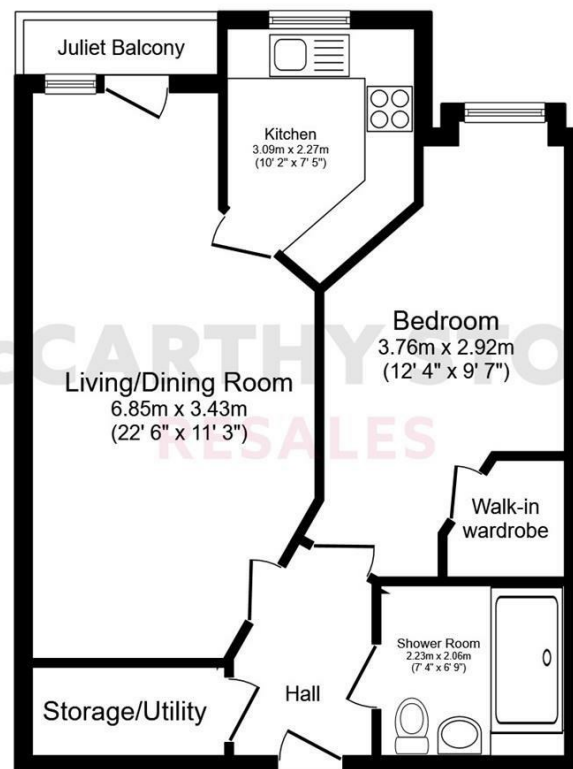


# McCARTHY STONE RESALES

## FLAT 2/17 MERCHANTS GATE 69 SPRINGKELL AVENUE, GLASGOW, G41 4EB

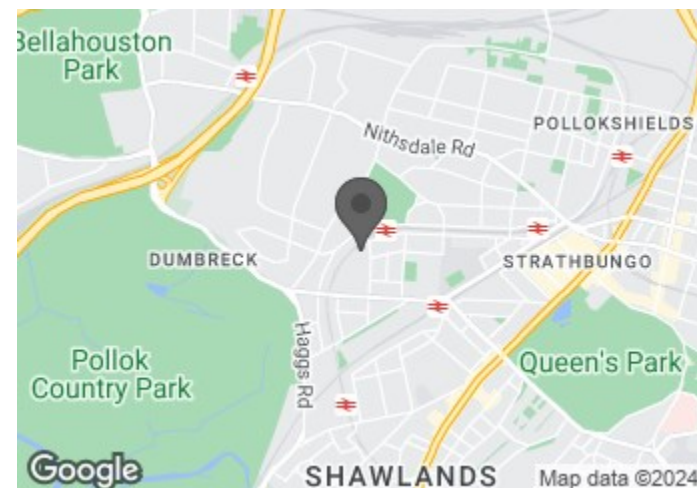


Total floor area 52.6 m<sup>2</sup> (567 sq.ft.) approx

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	88	81	83

# McCARTHY STONE RESALES

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Stunning ex show home apartment offered in "move in" condition and fully furnished. The apartment is tastefully decorated throughout and designed to a high specification which includes NEFF kitchen integrated appliances. The apartment is located on the second floor overlooking the attractive communal grounds.

**OFFERS OVER £175,000 FREEHOLD**

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

# 2/17 MERCHANTS GATE, 69 SPRINGKELL

# 1 BED | OFFERS OVER £175,000

## SUMMARY

Located on the renowned 'Avenues' in Pollokshields, our Retirement Living development features 30 stylish one bedroom and 26 two bedroom apartments within an affluent, leafy suburb in one of Glasgow's most exclusive addresses. The development benefits from being close to local amenities and transport links, including the shops and cafes on Nithsdale Road, Maxwell Park, and Maxwell Park train station.

Purposely designed so you can enjoy your retirement in style, the luxury apartments are decorated in an elegant, contemporary fashion, and will boast fully fitted kitchens with Neff appliances as well as energy efficient heating, raised height electrical sockets and double glazed windows. Shower rooms will feature a heated towel rail and illuminated mirror for a stylish finish. Selected apartments will also offer large balconies for enjoying the outdoors.

For extra peace of mind, the development is complete with a 24 hour emergency call system, camera entry facility and fire detection equipment. There is lift access to all floors for convenience, whilst a dedicated House Manager is present during office hours should you require assistance. Fantastic communal facilities include a homeowners' lounge for socialising with friends or neighbours, guest accommodation should family or friends want to stay, and beautiful landscaped gardens so you can enjoy the outdoors.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years

## LOCAL AREA

A desirable address in the Southside of Glasgow, the suburb of Pollokshields enjoys Victorian charm thanks to its distinctive architecture, whilst offering a wide variety of locally-owned shops, cafes and restaurants. Boasting an enviable location in Pollokshields, our development is situated on the edge of Maxwell Park, a well-maintained green space with plenty of trees and a small pond. There are a variety of local amenities conveniently closeby, including a Morrisons supermarket and a Sainsbury's Local.

Pollokshields also enjoys a strong sense of community spirit and plenty of local attractions, including the famous Pollokshields Burgh Hall, designed by H. E. Clifford in the late 19th century, located at the edge of Maxwell Park. What's more, Pollok Country Park, home to Lochinch Playing Fields, Pollok Golf Course, Pollok House and Garden and the Burrell Collection museum, is approximately half a mile away from the development.

Glasgow city centre can be easily reached from our development, where you'll have the opportunity to discover the many attractions of this vibrant and cosmopolitan city, including the renowned Kelvingrove Art Gallery and Museum, Botanic Gardens and Glasgow Green to name a few. Pollokshields strong transport links include a reliable and regular bus service, as well as three train stations, the closest being Maxwell Park Station, just 500ft from your front door. From here, Glasgow Central Station is only a 10 minute train journey away.

## 2/17 MERCHANTS GATE

The apartment is fully furnished, previously an ex-show home and offered in "move-in" condition and located on the second floor overlooking the attractive gardens. The accommodation comprises: entrance hall with storage, living room, separate kitchen, double bedroom with walk-in wardrobe and shower room. Heating is electric.

The residents' lift is easily accessible with access to the communal facilities on the ground floor including the superb homeowners' lounge with access to the terrace and courtyard.

## ENTRANCE HALL

Welcoming entrance hall with a generous walk-in storage cupboard. There is a 24 hour emergency careline provided in the hall and pendant(s) provided. Secure door entry intercom system and handy illuminated light switches. Your mail is delivered to your own apartment door. Doors lead to the living room, bedroom and bathroom.

## LIVING ROOM

Beautifully presented living room which is bright and airy with a Juliete balcony. The decor is tasteful and the room accommodates a dining table and chairs. There are plenty raised

electric sockets, TV and phone points. The separate kitchen is located off the living room with a partial glazed door.

## KITCHEN

Well appointed and contemporary fully fitted kitchen with NEFF integrated appliances including a fridge, freezer, oven, microwave, hob, splashback and cooker hood. There is a floor level heater and fitted Venetian blind.

## BEDROOM

Generous double bedroom benefiting a walk-in wardrobe with hanging rail, shelving and storage above. The room is nicely decorated with furnishings included. There is a wall mounted heater, attractive light fitting, TV and phone point.

## SHOWER ROOM

Shower room is fully tiled with walk in shower cubicle, wc and whb, above the wash hand basin is a cupboard with shelving and mirror frontage.

## INCLUSIONS

The apartment is offered fully furnished as seen. Integrated appliances.

## SERVICE CHARGE

- Cleaning of communal 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
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance (Excludes Home 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, 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 for a one bed is £168.04 per month (£2016.51 per annum) for the year ending 31/8/24

## RESIDENTS' PARKING

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.

