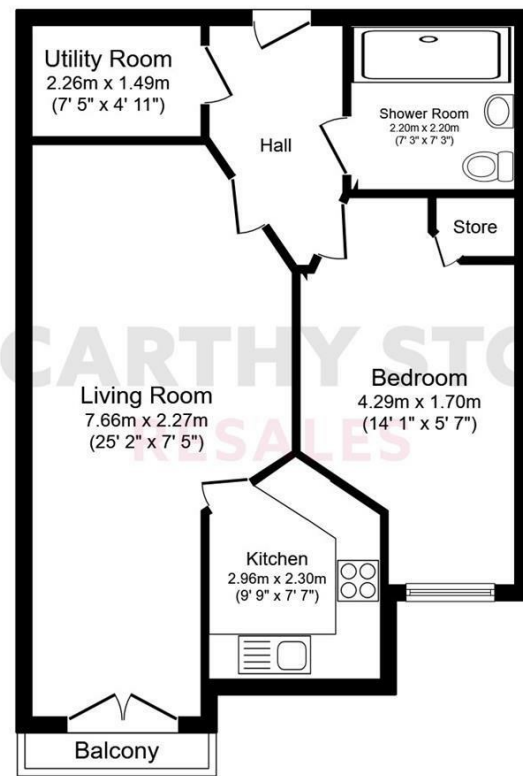


McCARTHY STONE RESALES

3 ASHWOOD COURT

VICTORIA ROAD, PAISLEY, PA2 9PE

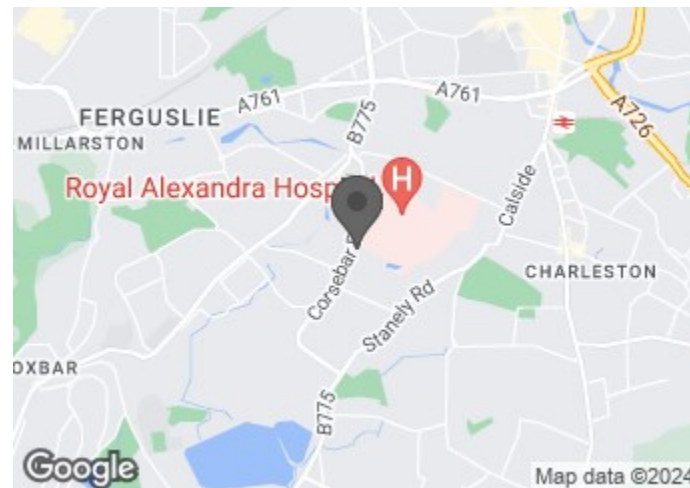


Total floor area 55.4 m² (597 sq.ft.) approx

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	83	86	Scotland	76	79
	EU Directive 2002/91/EC	EU		EU Directive 2002/91/EC	EU

McCARTHY STONE RESALES

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Ground floor spacious one bedroom apartment in the popular Corsebar area of Paisley with excellent transport links.

OFFERS OVER £125,000 FREEHOLD

For further details, please call **0345 556 4104**

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ASHWOOD COURT, 1A VICTORIA ROAD, PAISLEY

1 BED | OFFERS OVER £125,000

SUMMARY

Ashwood Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hall and bathroom.

The development includes a beautiful Homeowners lounge where you can enjoy various social events including the weekly coffee mornings where you can get to know your neighbours. There is a communal kitchen across from the lounge with tea and coffee making facilities. There are attractive landscaped gardens and a courtyard area to the rear of the development where you can sit and enjoy the good weather. The guest suite is available for visitors who wish to stay (additional charges apply) subject to availability.

It is a condition of purchase that Homeowner must meet the age requirements of 60 years.

Services: Mains water and electricity, Electric room heating, Mains drainage, Broadband available Superfast Fibre Broadband 41-60 Mbps

LOCAL AREA

Ashwood Court is situated in the Corsebar area of Paisley, a popular residential neighbourhood. Paisley is well known for its rich history and striking architecture with a bustling town centre. Ashwood Court is located on Victoria Road with excellent public transport and bus stops less than 100m away offering regular services into the town centre. Shopping facilities and local services can be found just over a mile away.

There are leisure facilities including Meikleriggs Bowling Club, Ferguslie Cricket Club, Silverburn shopping centre, and more to suit everyone's needs. Churches of all denominations and local health practices are close by.

3 ASHWOOD COURT

Spacious ground floor one bedroom apartment facing onto Corsebar Road. The apartment comprises of an entrance hall, living room, kitchen, double bedroom and shower room. Ideally placed for easy access the residents' lounge where you can enjoy social activities and regular coffee mornings with your neighbours.

ENTRANCE HALL

From the hallway there is a good sized walk-in storage cupboard/airing cupboard with doors leading to the bedroom, lounge and shower room. There are illuminated light switches, a smoke detector and apartment security door entry system with intercom. The apartment benefits from a 24 hour emergency response pull cord system giving peace of mind.

LIVING ROOM

Spacious living room benefits a Juliet balcony providing natural light making this room a bright space. Plenty room for furniture and can accommodate a dining table and chairs within the recess area and a feature fire surround with electric fitted fire. There are TV and telephone points, decorative ceiling lights, ample raised electric power sockets. Door leads onto a separate kitchen.

KITCHEN

Contemporary and well appointed fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer. Plenty storage space and window with vertical fitted blind.

BEDROOM

Good sized double bedroom benefits a walk-in wardrobe with hanging rails and storage shelves. TV and phone point, electric heater.

BATHROOM

Fully tiled and fitted shower room comprising of a generous walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above. Heated wall mounted towel rail and heater.

ADDITIONAL INFORMATION & SERVICES

All fixtures. Furnishings can be included but open to negotiation.

- Standard & Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

SERVICE CHARGES

- 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
- Buildings insurance

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

Current service charges (review Aug 2024)

1 bed £2334.96 MP £194.58
2 Bed £3502.44 MP £291.87

CAR PARKING

Free residents car parking available.

