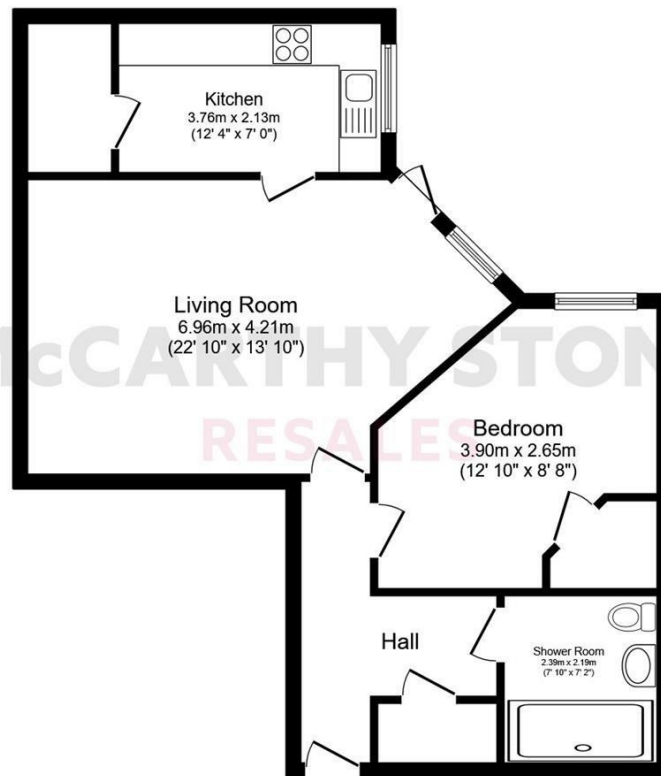


McCARTHY STONE RESALES

6 ASHWOOD COURT 1A VICTORIA ROAD, PAISLEY, PA2 9PE

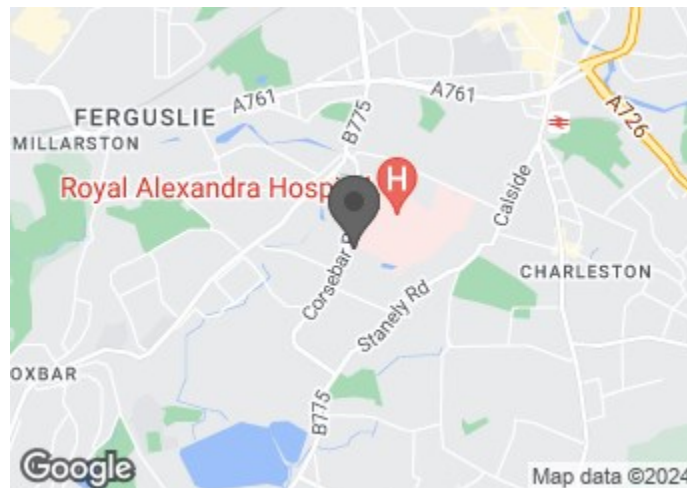


Total floor area 64.9 m² (698 sq.ft.) approx

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	77
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



McCARTHY STONE RESALES

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Superb larger configuration one bed apartment located on the ground floor. The apartment has access to a patio area and courtyard overlooking the attractive grounds. There is easy access to the residents car park.

OFFERS OVER £140,000 FREEHOLD

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

ASHWOOD COURT, 1A VICTORIA ROAD,

1 BED | OFFERS OVER £140,000

SUMMARY

Ashwood Court was purpose built by McCarthy & Stone for retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. 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. There is an intruder alarm within the apartment located in the hall storage cupboard. The apartment also contains a mechanical and heat recovery ventilation system. The development includes a beautiful residents' 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. Car parking is available and there are attractive landscaped gardens and a courtyard area to the rear and front 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 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

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. The development is located on Victoria Road and Corsebar 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.

6 ASHWOOD COURT

Larger configuration one bed apartment located on the ground floor with easy access to the residents car park using the rear entrance.

ENTRANCE HALL

Welcoming entrance hall with a good sized walk-in storage cupboard/airing cupboard. 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 and pendants provided. Doors lead to the living room, bedroom and shower room.

LIVING ROOM

Well presented spacious and bright living room with access to a patio area and courtyard. There is plenty room to accommodate a dining table and chairs and the feature fire surround with electric fire creates a nice focal point. There are TV and telephone points, decorative light fittings and ample raised electric power sockets. The partial glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with tiled floor, including a generous storage cupboard with built in unit. There is a stainless steel sink with lever taps, built-in oven, ceramic hob with extractor hood, fitted integrated fridge freezer and a free standing dishwasher. Fitted decorative roller blind and floor level heater.

BEDROOM

Good sized double bedroom benefitting a walk-in wardrobe with hanging rails, shelving and handy storage

above. There is a wall mounted panel heater, light fitting and a TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of a spacious walk-in shower with hand rails, WC, vanity unit with sink and illuminated mirror above. There is an electric wall mounted heated towel rail and an emergency pull cord for peace of mind.

INCLUSIONS & ADDITIONAL INFORMATION

- Fitted carpets, curtains, blind and integrated appliances. Furniture available under separate negotiation.
- Standard & Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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
- 1% 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge is £194.58 per month (£2334.96 per annum) for the year ending 31/8/24.

CAR PARK

Free residents car parking available.

