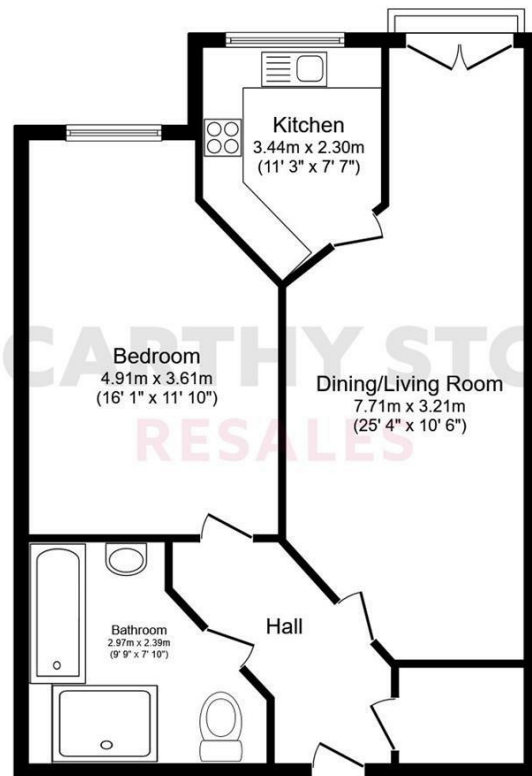


McCARTHY STONE RESALES

40 HILLTREE COURT 96 FENWICK ROAD, GIFFNOCK, G46 6AA

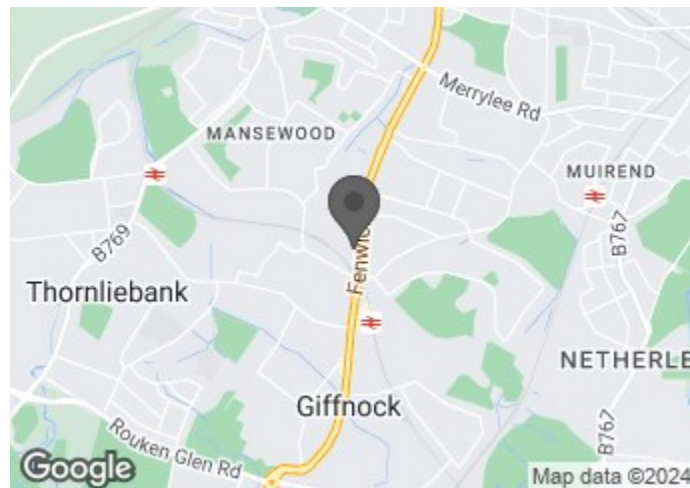


Total floor area 74.1 m² (797 sq.ft.) approx

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	73	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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



McCARTHY STONE RESALES

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Spacious second floor one bedroom apartment within the McCarthy Stone Retirement Living Plus development in central location of Giffnock with excellent amenities close by

OFFERS OVER £125,000 FREEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HILLTREE COURT, 96 FENWICK ROAD,

1 BED | OFFERS OVER £125,000

SUMMARY

Hilltree Court was purpose built by McCarthy & Stone for assisted living. The development consists of 57 one and two-bedroom assisted living apartments for the over 70s. There is an Estate Manager and team on site 7 days a week with 24 hour cover plus a 24-hour emergency call system provided via a personal pendant alarm and with call points within the apartment. All areas in the development are designed to be readily accessible with mobility aids. There is a beautiful Homeowners' lounge where you can enjoy a coffee and catch up with your neighbours and take part in the organised social activities if you wish, a great way to get to know other Homeowners. The restaurant offers subsidised three course nutritional lunches served at 12.30pm and light snacks can be arranged by request in the evening. There are well maintained landscaped gardens with seating area. There is a guest suite for visitors who wish to stay (additional charges apply).

It is a condition of purchase that all residents must meet the minimum age requirement of 70 years.

LOCAL AREA

Hilltree Court is situated in the suburb of Giffnock a well established and attractive area nestled approximately 4 miles to the south of Glasgow City Centre. Giffnock's shopping facilities offer an array of choices from small independent stores to larger chain stores like Morrisons and a post office within a short walking distance from the development. There is also Sainsburys and Lidl supermarkets together with Majestic Wine Warehouse, giving even the most discerning shoppers plenty of choice! There are excellent bus and rail links close to hand.

40 HILLTREE COURT

Apartment 40 is located on the second floor

overlooking the entrance ground. The residents lift is close by providing easy access to the communal facilities on offer including the residents lounge and restaurant.

ENTRANCE HALL

The welcoming entrance hall has a generous walk-in storage cupboard which houses the electric condensing boiler and electric fuse box. There are illuminated light switches, 24 hour emergency response pull cord system with additional cords in the bedroom and shower room, giving peace of mind, Pendants will also be provided.

LIVING ROOM

Spacious living room featuring a Juliet balcony with space for a dining table and chairs. There is a decorative fire surround with fitted electric fire, attractive lights and ample raised electric power sockets. Partial glazed door leads onto a separate kitchen.

KITCHEN

Well appointed fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electrically operated kitchen window with cream roller blind.

BEDROOM

Good sized double bedroom with built in mirror wardrobe, ceiling light, TV and phone point.

SHOWER ROOM

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

INCLUSIONS & ADDITIONAL INFORMATION

Carpets, curtains, blind in kitchen and integrated appliances.

- Available now: Gfast Fibre Broadband & Superfast Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

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
- All day use of communal homeowners lounge with complimentary tea, coffee and biscuits
- Subsidised homeowners meal service in restaurant
- Mobility scooter storage

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: £759.53 per month (£9,114.36 per annum) for financial year ending 31/08/2024.

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.

