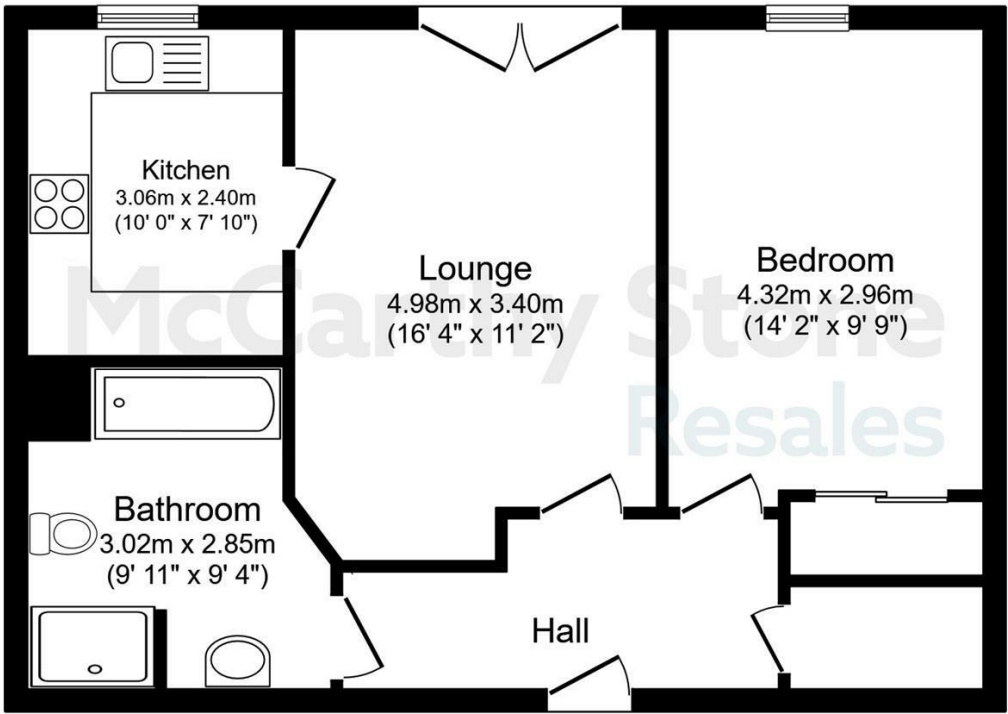
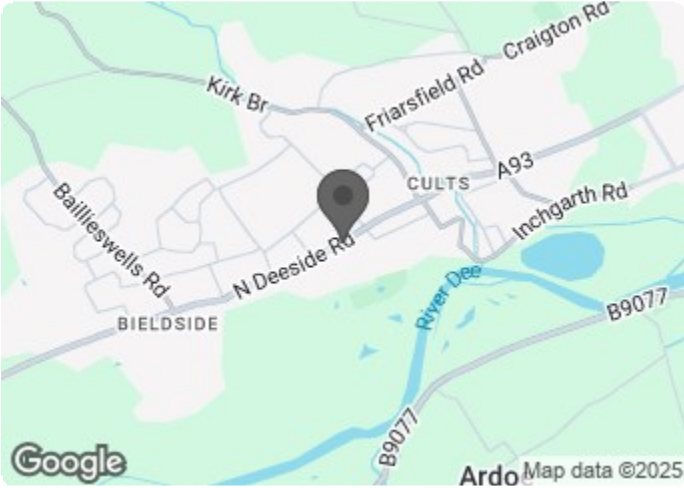


45 Florence Court

402 North Deeside Road, Aberdeen, AB15 9TD



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	83	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	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	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Fixed Price £90,000 Freehold

Nicely decorated one bedroom with Juliet balcony located on the third floor of a retirement living plus development. One hour of domestic assistance per week included in the service charge. Offering quality additional care services delivered by McCarthy Stone, experienced Care Inspectorate registered care team.

Call us on 0345 556 4104 to find out more

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Florence Court, 402 North Deeside Road, Aberdeen

Summary

Florence Court is one of McCarthy & Stones Retirement Living PLUS range (formerly Assisted Living) and is facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite Care Inspectorate registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising 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) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday.

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

Local Area

Florence Court is situated in the sought after suburb of Cults to the west of Aberdeen and is well served for local shops, convenience stores, doctors' surgery, chemist and library. There are excellent recreational amenities including Cults Kirk Community Centre and The Hub Cafe next door to the development . Deeside



Golf Club is a short drive away close to the beautiful Allan Park where you can enjoy a leisurely stroll or enjoy a swim at Cults Sports Complex. The area is well served with bus transport links to Aberdeen city centre and close areas such as Banchory, Peterculter and Stonehaven.

45 Florence Court

Well presented and spacious one bed apartment located on the third floor (Level 4) to the rear of the development in a corner position with pleasant outlook. Ideally situated by the lift with access to all the communal facilities on offer. The apartment comprises of an entrance hall, living room, kitchen, double bedroom and bathroom with walk-in shower.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard, cloakroom cupboard with shelving, illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour emergency response pull cords also in the bedrooms and bathroom, for peace of mind. Pendants are also provided. Doors lead to the bedroom, living room and bathroom.

Living Room

Generous living room benefitting from a Juliette balcony with pleasant outlook. There is a feature fire surround with fitted electric fire and there are ample raised electric sockets, TV, telephone points and storage cupboard.

Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer. Under pelmet lighting. Electrically operated window overlooking communal garden grounds. The kitchen is situated off the lounge.



1 Bed | Fixed Price £90,000

Bedroom One

The double bedroom with built-in mirror wardrobe is an ideal size with ceiling lights, TV and phone point,

Bathroom

Spacious bathroom is well equipped with easy access to the walk in shower and bath facility. The suite includes a low level vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater and extractor fan.

Additional Notes

- Inclusions: Integrated appliances. Carpets and curtains.
- Available now: Fibre to the Cabinet & Copper Broadband (Check the open reach website for speeds)
 - Mains water and electricity
 - Space heating provided to the property via under floor 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
- 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 the service charges please contact your Property Consultant or House Manager.

Service charge: £10,023.77 per annum (for financial year ending 08/25) £835.31 per month.

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 Estate Manager on site for availability.

