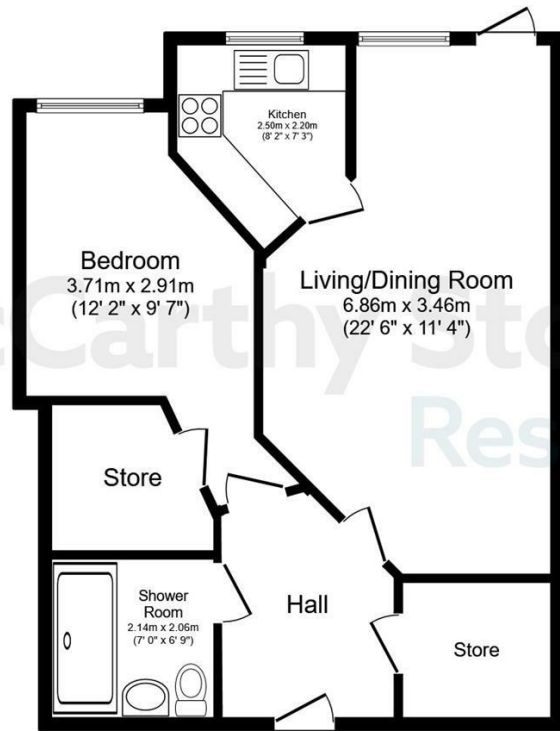


Flat 0/1 Merchants Gate

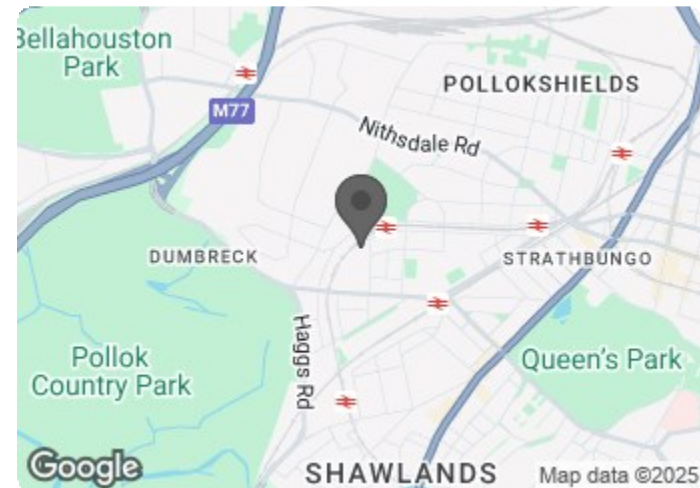
69 Springkell Avenue, Glasgow, G41 4EB



Total floor area 56.3 sq.m. (606 sq.ft.) approx

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		83	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		76	77
EU Directive 2002/91/EC			



Offers over £175,000 Freehold

Beautifully presented ground level one bedroom previously an ex-showroom apartment located to the front of the development overlooking the pleasant garden grounds. Offered in "move in condition" and fully furnished, within the highly sought after Merchants Gate development.

Call us on 0345 556 4104 to find out more

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# Merchants Gate, 69 Springkell Avenue, Glasgow

# 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. Ultra fast Broadband available

## Flat 0/1 Merchants Gate

Beautifully presented one bedroom apartment on the ground floor to the front of the development overlooking the pleasant garden grounds. This was previously an ex-show apartment, in superb order throughout. The property is available fully furnished as seen.

## 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 shower room.

## Living Room

Lovely spacious and bright living room benefitting access to the patio and communal gardens. There are attractive light fittings and plenty raised electric sockets, TV and phone points. The separate kitchen is located off the living room with a partial glazed door.

## Kitchen

Fully fitted kitchen of wall and base units with integrated NEFF appliances including a fridge, freezer, oven, microwave, hob, splash back and cooker hood. Fitted boxed pelmet and Venetian blind frames the window. Floor level kick plate heater.

## Bedroom

Generous double bedroom benefitting with a walk-in wardrobe with hanging rail, shelving and storage above. There is a wall mounted heater, attractive light fitting, TV and phone point.

## Shower Room

The shower room is fully tiled with a spacious walk-in shower enclosure, WC, vanity unit with sink and illuminated mirror above.

## Additional Notes

- Included: Curtains, blinds, floor coverings and integrated appliances. The apartment will be sold fully furnished.
- Available: Full fibre broadband (For speeds check <https://www.openreach.com/fibre-checker/my-products>)
- 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 (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 £175.34 per month (£2104.12 per annum) for the year ending 31/8/25.

## Residents 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.

