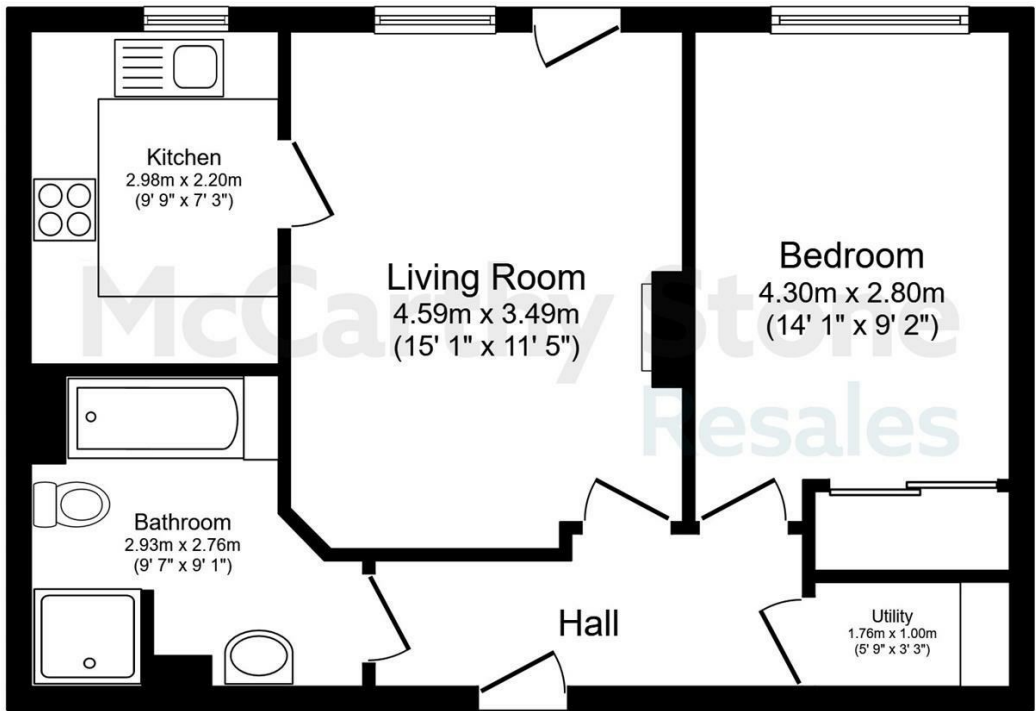
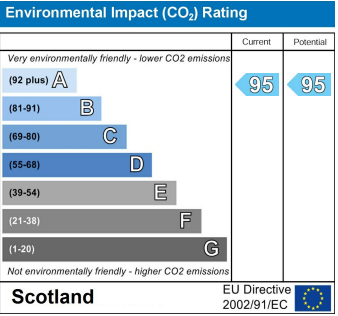
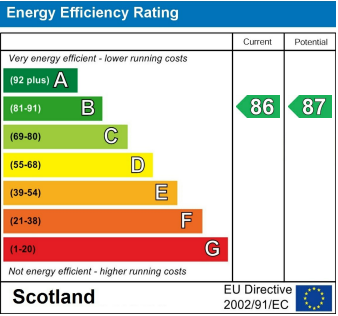
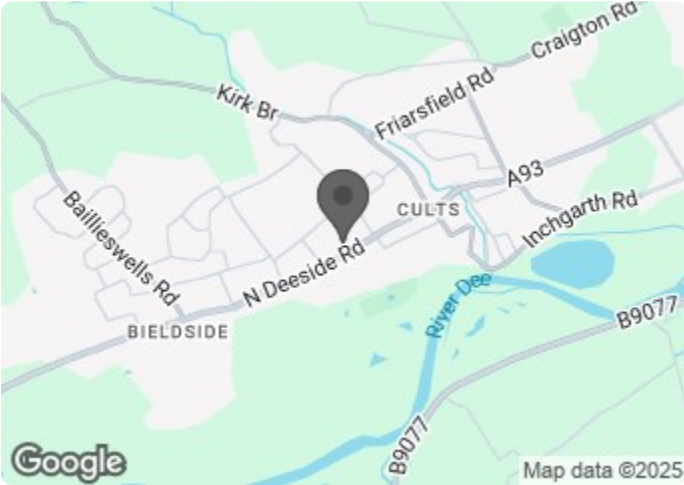


12 Florence Court

402 North Deeside Road, Aberdeen, AB15 9TD



Council Tax Band: D



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Offers over £95,000 Freehold

Spacious one bedroom garden level apartment with access to a patio area and attractive communal grounds, situated within a McCarthy Stone retirement living plus development offering quality additional care services delivered by McCarthy Stone, experienced Care Inspectorate registered care team. One hour of domestic assistance per week included in the service charge. Table service restaurant, residents' lounge for socialising, roof terrace and much more to explore.

Call us on 0345 556 4104 to find out more

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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 residents' 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 (for a nominal fee 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.

12 Florence Court

Spacious one bedroom apartment located on the First Floor (Level 2) at garden level to the rear of the development. The

communal lifts are close by for easy access to the facilities on offer.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard which includes shelving. There are handy illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour Tunstall emergency response pull cord and pendants are provided. Doors lead to the bedroom, living room and bathroom.

Living Room

Well presented and spacious living room with attractive feature fire surround and fitted electric fire. The living room also benefits from French doors giving access to the charming patio area suitable for a patio table and chairs. There are ample raised electric sockets, TV, and telephone points.

Kitchen

Well appointed 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, integral fridge freezer and stand alone Beko washing machine and a microwave. Under pelmet lighting. The kitchen is situated off the lounge.

Bedroom

Generous double bedroom with built-in mirror wardrobe which has been enhanced to include additional oak effect shelving and handy automatic lighting. There is plenty room to accommodate free standing bedroom furniture and there are ample raised electric sockets, TV and phone point, ceiling lights and pull cord assistance for peace of mind.

Bathroom

Generous bathroom, well equipped with easy access to the shower facility and separate bath. The suite includes a low level vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater, wall mounted heated towel rail, extractor fan and a handy clothes pulley airer.

Additional Notes

Carpets, curtains, stand alone Beko washing machine and microwave included. Other items available under separate negotiation.

1 Bed | Offers over £95,000

- 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.

Annual Service charge: £10,590.74 for financial year ending 31/08/26.

Residents' Parking (Permit Scheme)

The underground secure parking area is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

