

McCARTHY STONE RESALES

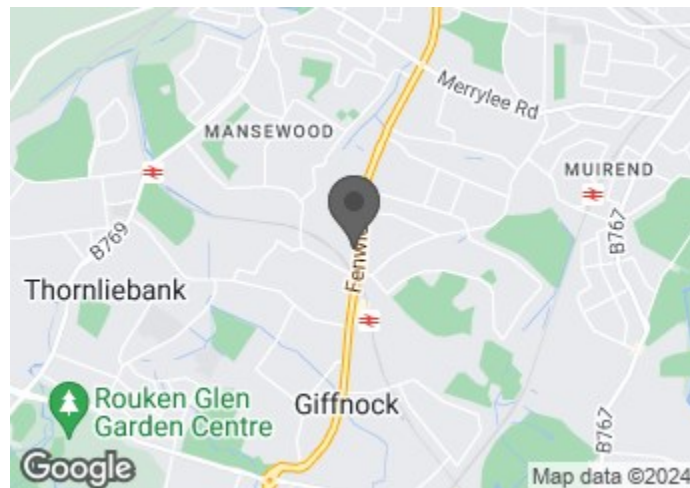
16 HILLTREE COURT, 96 FENWICK ROAD, GIFFNOCK, G46 6AA



Floor Plan

Total floor area 56.0 sq. m. (603 sq. ft.) approx
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	80
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		80	82
Scotland		EU Directive 2002/91/EC	



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Perfectly located on the ground floor with an elevated position. We offer this one bedroom apartment with easy access to the private residents' car park and all the communal facilities on offer. This includes the residents' lounge, table service restaurant, lifts serving all floors with the laundry room and guest suite on the lower level.

OFFERS OVER £155,000 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 £155,000

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 and is a well established and attractive area nestled approximately 4 miles to the south of Glasgow City Centre. The development is located adjacent to the local Morrisons supermarket with Lidl supermarket close by and there are bus stops opposite Hilltree Court with easy access to the local areas. There is also a variety of local shops, cafes and restaurants and excellent bus and rail links within close proximity. The 'MyBus' service stops right outside the development with trips to the St Enoch Centre and other surrounding areas further details can be provided.

16 HILLTREE COURT

Located on ground level with an elevated position

apartment 16 is perfectly placed for all the communal facilities with the residents lounge directly opposite and within easy reach to the restaurant, lifts serving all floors and down one level to the laundry room and guest suite.

ENTRANCE HALL

Welcoming entrance hall with a good sized walk-in storage cupboard/airing cupboard. There is a 24-hour Tunstall emergency response care-line and pendants provided. Handy illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LIVING ROOM

Spacious lounge benefiting a Juliet balcony and feature fire surround with electric fire creating a nice focal point. TV and telephone points, three ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

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.

BEDROOM ONE

Ideal sized double bedroom with a built-in mirror wardrobe, ceiling lights, TV and phone point. There is an emergency pull cord giving peace of mind.

BATHROOM/WET ROOM

Well appointed with suite comprising of a bath, wet room area with shower facility, WC, vanity unit with sink and mirror above. There is a heated towel rail, Dimplex wall mounted heater and emergency pull cord.

SERVICE CHARGE

- * Cleaning of internal communal windows and all external windows
- * Cleaning of communal areas
- * Communal laundry room
- * One hour domestic cleaning per week
- * 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
- * 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, 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: £9,114.36 per annum (for financial year ending 31/08/2024)

PRIVATE RESIDENTS PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is currently £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

