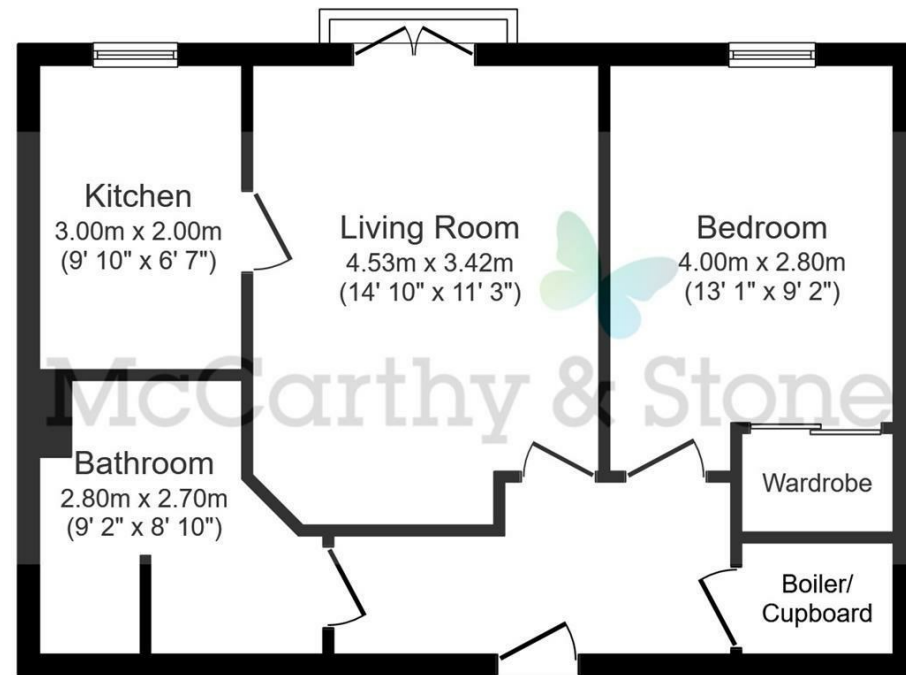


McCARTHY STONE RESALES

29 FLORENCE COURT

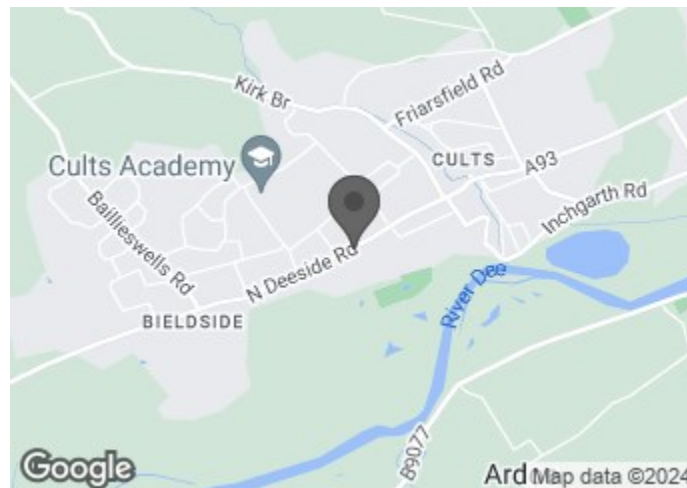
402 NORTH DEESIDE ROAD, ABERDEEN, AB15 9TD



Second Floor

Total floor area 49.0 sq. m. (527 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



COUNCIL TAX BAND: D

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		86	86	Scotland		79	79
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



McCARTHY STONE RESALES

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SUPERB OFFER - SIX MONTHS SERVICE CHARGE PAID - INCLUDED IN PRICE
 Nicely decorated one bedroom with Juliet balcony located on the second 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.

PRICE REDUCTION
OFFERS OVER £105,000 FREEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

FLORENCE COURT, 402 NORTH DEESIDE

1 BED | OFFERS OVER £105,000

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 (for a 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.

ENTRANCE HALL

Spacious entrance hall with illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour Tunstall emergency response pull cord. Door to a generous walk-in storage/airing cupboard with shelving. Further doors lead to the bedroom, living room and bathroom.

LOUNGE

Nicely decorated lounge with 'like new' carpets and a Juliet balcony which enjoys a pleasant outlook over the rear communal gardens. An electric fire with surround creates an attractive focal point to the room and there is ample space for dining. There are ample raised electric sockets, TV and telephone points and two ceiling lights. A partially glazed door leads to the kitchen.

KITCHEN

Generously sized, well equipped modern kitchen with tiled floor and a range of wood effect wall and base units and drawers with a granite effect roll top work surface. Stainless steel sink with mono lever tap and drainer sits beneath an electrically operated window overlooking the communal gardens. Raised level oven, ceramic hob with cooker hood over and integral fridge freezer. Under pelmet lighting.

BEDROOM

The double bedroom with 'like new' carpets has a built-in mirror wardrobe and is an ideal size with TV and phone point, a central ceiling light and pull cord assistance.

BATHROOM

Spacious bathroom is fully tiled with anti-slip flooring throughout. The walk-in shower is level access with an adjustable showerhead, hand rail and shower curtain. The suite includes a separate bath with hand rail, WC, vanity unit with wash basin and a mirror and light with shaving point above. Electric heated towel rail, central ceiling light, extractor fan and an emergency pull cord.

SERVICE CHARGE

- Cleaning of all communal windows
- Electricity, heating, lighting and power to communal areas
- Apartment window cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

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 Estates Manager.

Service charge: £9,302.07 per annum (for financial year ending 08/24) £775.17 per month

PRIVATE PARKING (PERMIT SCHEME)

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

