

## 38 Homeglen House

Maryville Avenue, Glasgow, , G46 7NF



**PRICE: Offers in Excess of  
£70,000**

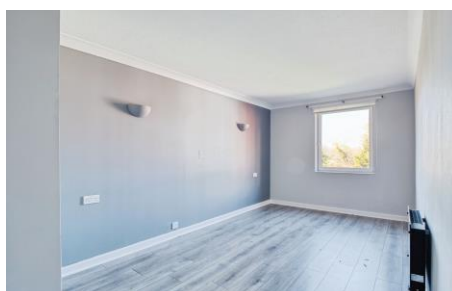
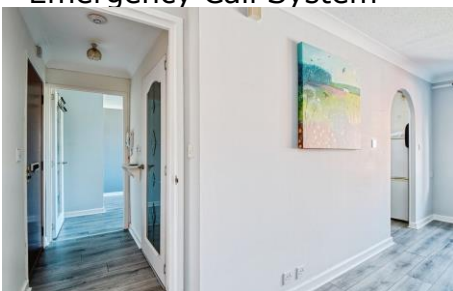
**Lease:**

### Property Description:

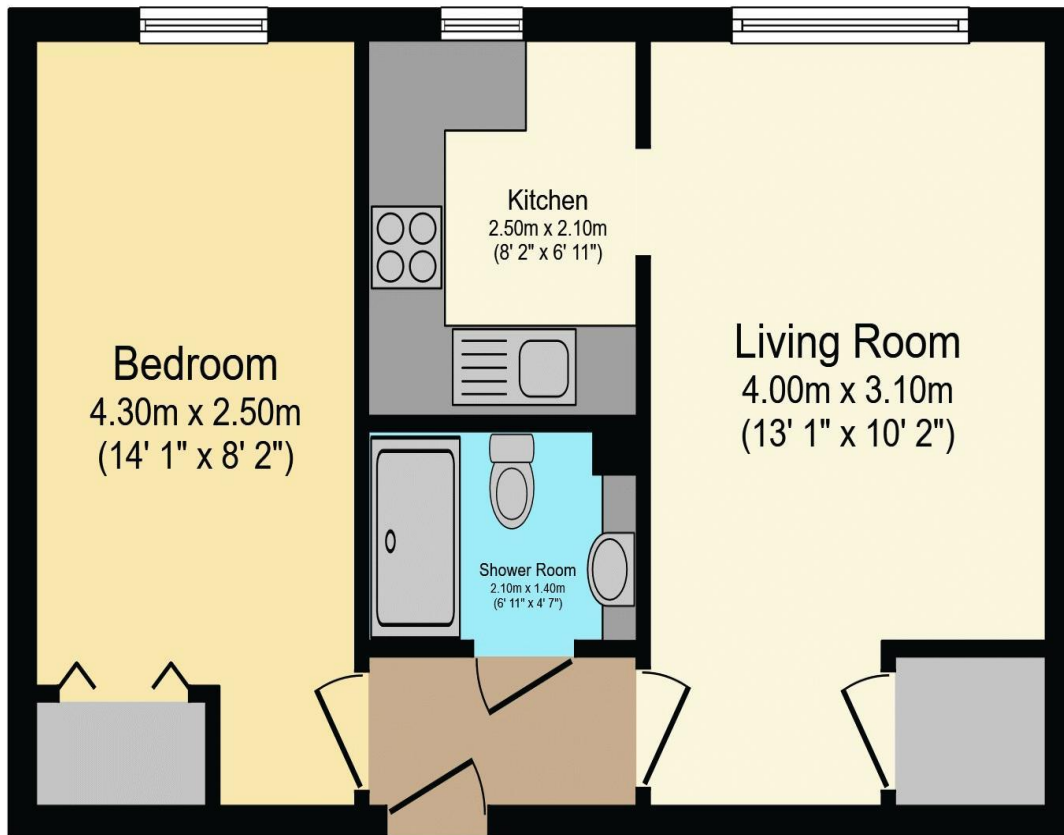
**A ONE BEDROOM RETIREMENT APARTMENT ON THE FIRST FLOOR.** This development was built by McCarthy and Stone and comprises 52 self-contained apartments on four floors, served by lift. It is purpose built for retirement and each apartment has good security arrangements with an entryphone and video entry system with direct communication with the Visiting House Manager. Each owner occupier contributes to the cost of management and upkeep and will have reached a minimum age of sixty years or if a couple, one must be over sixty and the other over fifty-five. Places of interest include, Rouken Glen Park and garden centre, Art Gallery and Pollock Estate which houses the prize winning Burrell Collection. Sainsbury's is within 100 yards from Homeglen House. The library and railway station are both close walking distance to the development with Eastwood Pool and Theatre also nearby offering relaxation and enjoyment.

Residents' Lounge  
Guest Suite and laundry room  
Lift to all floors  
Well maintained communal gardens  
Emergency Call System

House Manager  
Minimum Age 60  
Retirement Properties for the Young at Heart  
Freehold



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Total floor area 40.3 sq.m. (434 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).  
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Home Report  
available on  
request.

**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£0.00**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£2,632.52**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer**  
**0% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.