

property details **approval form**

3D South Lodge Court, Ayr, Ayrshire, Scotland, KA7 2TA

Date: 26 June 2024

Property Ref and Version: AYR105855 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £95,000

Tenure: Freehold

>> **key features**

- > Retirement Flat
- > Prestigious Development
- > Ground Floor
- > Immaculate Communal Gardens
- > Well placed to town centre
- > Double Sized Bedroom
- > Close to transport
- > Fitted Kitchen
- > EPC Rating: C

>> **short description**

Within renowned South Lodge Court retirement development, this ground floor flat offers quality accommodation for the older buyer close to town centre and sea front. Reception hallway, Lounge, fitted kitchen double sized bedroom bathroom, gas central heating, d/ glazing, security entry, gardens.

>> **long description**

Set within this renowned and much sought South Lodge Court retirement development, this ground floor flat offers an excellent opportunity to those senior buyers looking to downsize to a quality home. The development has a house manager, residents lounge and guest room(on request). The development has immaculate communal gardens with an array of shrubs, bushes, flowers etc with seating areas. There is parking area for residents and visitors. The development is close to Racecourse Road and therefore well placed for Ayr town centre and seafront with a bus stop just outside the building. Ayr town centre has a range of amenities and facilities with numerous shops, cafes restaurants etc and there quick access to the nearby M77 which links the town North to Glasgow and Kilmarnock and South to Girvan and Turnberry and then to Dumfries and Galloway. The accommodation comprises: Reception, Lounge(patio doors), fitted kitchen (four ring gas hob, oven and hood), double sized bedroom(fitted mirrored wardrobes) modern bathroom(enamel bath). Gas central heating, double glazing. security entry.

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>> **directions**

>> **Agent Note**

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>> **room description**

Reception Hallway

15' 1" x 7' 1" narrowing to (4.60m x 2.16m narrowing to)

Lounge

13' 2" into window x 12' 11" (4.01m into window x 3.94m)

Kitchen

10' 11" plus window x 7' 6" (3.33m plus window x 2.29m)

Bedroom

11' 4" into window x 9' 2" (3.45m into window x 2.79m)

Bathroom

7' 4" x 5' 2" (2.24m x 1.57m)

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>> property images



Your Allen & Harris office: 18 Parkhouse Street, AYR, Ayrshire, KA7 2HH
T 01292 267248 E Ayr@allenandharris.co.uk

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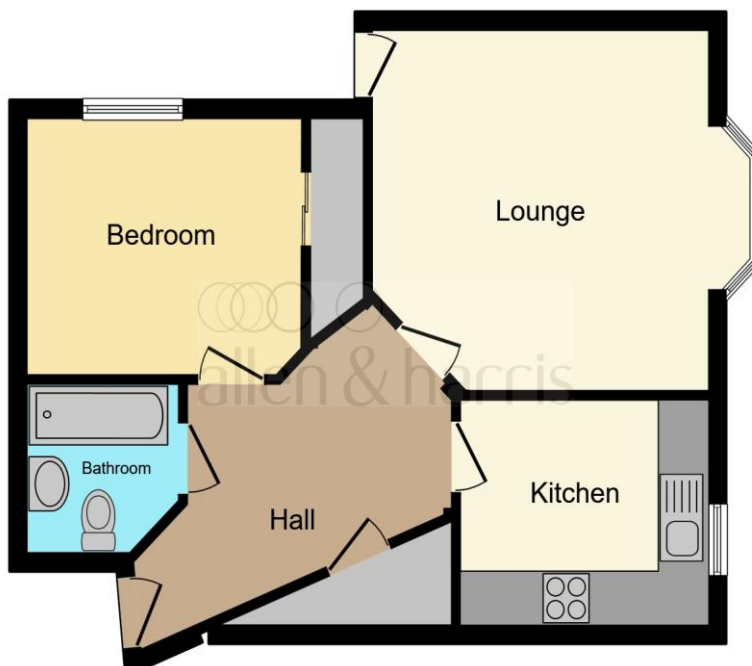
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>> floor plan



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). Powered by www.focalagent.com

>> approval

	Signature	Date
David Richardson		
Mrs J. Graham		

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