



## 37 Kerfield Court

Dryinghouse Lane, Kelso, TD5 7BP



1 bed



1 public



1 bath



A Bright Elevated Apartment In Sought After Retirement Complex Close To Kelso Town Centre.



Positioned on the second floor of this sought after retirement complex by McCarthy Stone, this well-appointed and freshly decorated apartment has the advantage of elevated outlooks over the communal gardens and towards Woodside Park, with excellent natural light and the peace of mind of easy access via the residents lift adjacent to the apartment for those with mobility in mind, which opens directly to the fantastic shared facilities.

Internally the accommodation is exceptionally bright and welcoming, with good quality fixtures and fittings, designed for ease of use and limited mobility in mind. This comfortable apartment enjoys a good degree of morning sunlight and is within an easy walk of the many shared facilities to benefit the warm community feel of the complex. Further advantages of this popular development is its proximity to the town centre and local amenities, private residents parking, landscaped communal grounds and full use of the extensive shared residents facilities including seating areas, lounge and laundry room, with the security of an onsite warden, entry system and individually alarmed apartments.

## LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

## HIGHLIGHTS

- Second floor apartment with lift access
- Access to communal gardens & range of shared facilities
- Fresh neutral décor
- Good quality fittings and all kitchen appliances
- Sought after retirement complex

## EXTERNAL

Communal garden grounds extend around the property and are neatly presented with good sun throughout the day. Private residents parking is situated to the rear.

## SHARED FACILITIES

All rooms are fitted with a 24 hour emergency call system to provide immediate assistance if needed. There is a House Manager on-site during



week-days to deal with the day to day running of the development, including organising the maintenance of the building and landscaped gardens, the cleaning of communal areas, external window cleaning. A shared laundry room is fitted with washing machines and driers. There is a large resident's day room in addition to a guest suite where, for a small fee, family and friends can stay.

## SERVICES AND ADDITIONAL INFORMATION

Mains water, electricity and drainage. Double glazing. Electric heating. An annual management fee is payable of approximately £2340. Kerfield Court has a minimum age of 60 years old. Photos as previously staged.

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Band B

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE AND MARKETING POLICY

Offers Over £145,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.