



## 32 Kerfield Court

Kelso, TD5 7BP



A Well Appointed First Floor Apartment Within  
This Highly Regarded McCarthy Stone  
Development.



## 32 KERFIELD COURT

Positioned on the first floor of this sought after retirement complex by McCarthy Stone, 32 Kerfield Court is a one bedroom apartment benefiting from an easily maintained layout and finish, which caters ably for those with mobility requirements. 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..

## 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

- First floor apartment
- Within close distance to a full range of local amenities
- Neutral décor
- Good quality fittings and all kitchen appliances
- Sought after retirement complex
- Private residents parking

## ACCOMMODATION

A lift from the communal reception area extends to the first floor. 32 Kerfield Court benefits from a welcoming entrance hall opening to a comfortable living room allowing plenty of space for furnishings, with glazed double doors then opening to the adjoining fitted kitchen; well-appointed with good storage and counter space, the kitchen is finished in a neutral colour palate with picture window, tiled splashbacks and appliances. From the hall, the bedroom is a well-appointed double with large window allowing plenty of light, with fitted wardrobes and mirrored fronts as well as ample space for further furniture. The bathroom is fully fitted with low level bath, wc and sink with vanity unit under, and would be easily adapted to a shower room as required.

## 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

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.

## COUNCIL TAX

Band C.

## MEASUREMENTS

See Floorplan.

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. 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 request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers around £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 or 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.

All measurements are approximate and are taken at the widest point. 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.