



-  Purpose Built Retirement Apartment
-  Ground Floor Position
-  Double Bedroom

-  Modern Fitted Kitchen
-  Private Door To Patio
-  Upvc Double Glazed

Price: £90,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this purpose built ground floor retirement apartment which forms part of a popular development located immediately adjacent to Churchtown shopping Village.

The very well presented accommodation briefly comprises Private Hall, Living Room (overlooking the communal gardens), Fitted Kitchen (with oven, hob and fridge/freezer etc), double Bedroom and Shower Room with large shower cubicle. Upvc double glazing and electric heating are installed. The development stands in established and well maintained grounds which are an outstanding feature with a car park to the side. There is a full time Manager on site with communal facilities including a Residents' Lounge, lift to all floors, Laundry, Guest Suite (subject to availability and a charge) and out of hours emergency facilities.

St Clair Drive is located off Manor Road adjacent to the many amenities of Churchtown Village together with the Botanic Gardens and public transport facilities to the town centre.



Communal Entrance

Private Hall

Living Room 17' 11" overall x 14' 6" overall (5.46m x 4.42m)

Kitchen 9' 3" x 5' 8" (2.82m x 1.73m)

Bedroom 13' x 8' 10" (3.96m x 2.69m)

Shower Room 9'3 x 7'3 (2.82m x 2.21m)

Outside: Stirling Court stands in established and well maintained communal gardens which are an outstanding feature planned with lawns, stocked borders, established trees and incorporating parking facilities.

Additional Information: The minimum age for occupants is 60 years, however, if there is a partner then the partner must be over the age of 55. Occupants must demonstrate they are fit for independent living. The House Manager is in attendance Monday to Friday 9am - 5pm. There are out of hours emergency call lines to a Care Centre. Communal Facilities include a Laundry; Residents' Lounge; Refuse Area; Large Gardens and Guest Suite (subject to availability and a charge).

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B.

Tenure: Leasehold for the residue of a term of 125 years from 1st November 1993 subject to annual ground rent

Service Charge: The Service Charge is £2824.12 per annum, payable in half yearly instalments of £1,412.06, though this information is yet to be formally verified.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

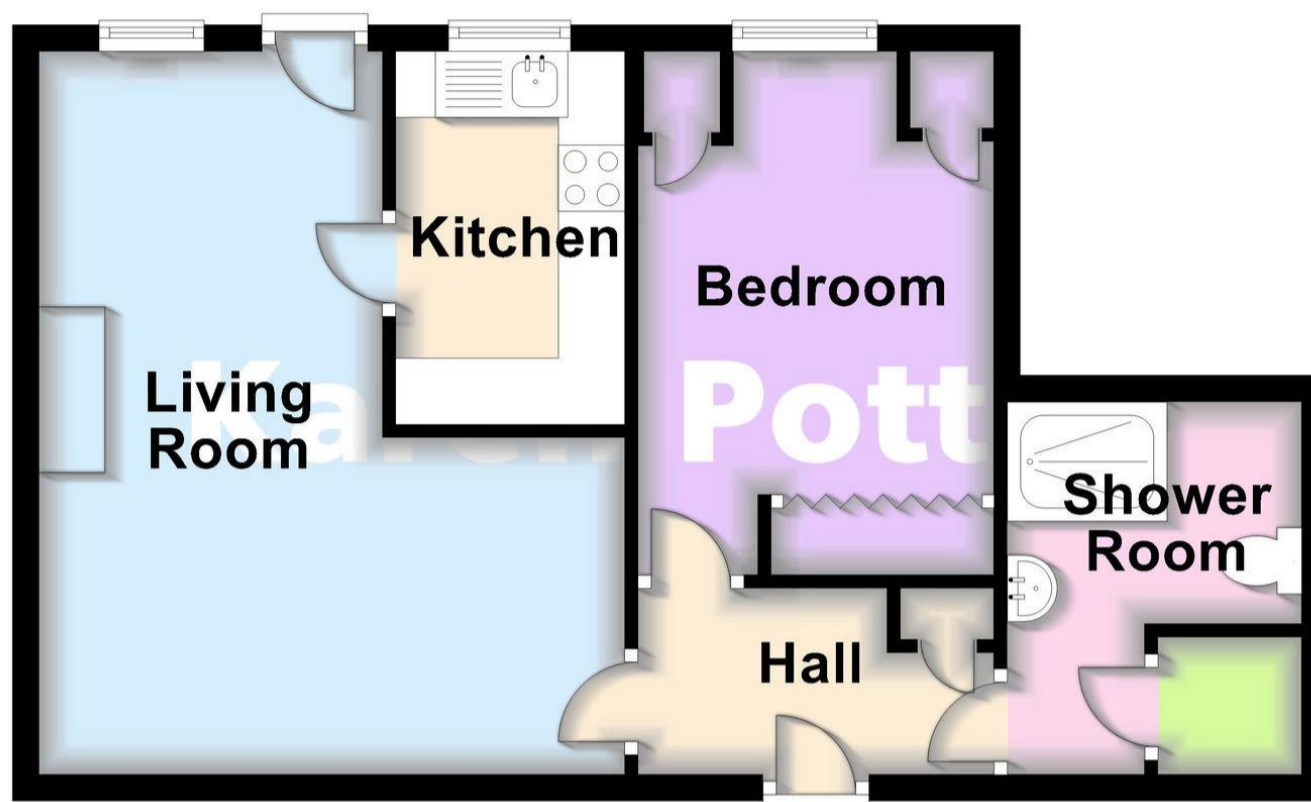
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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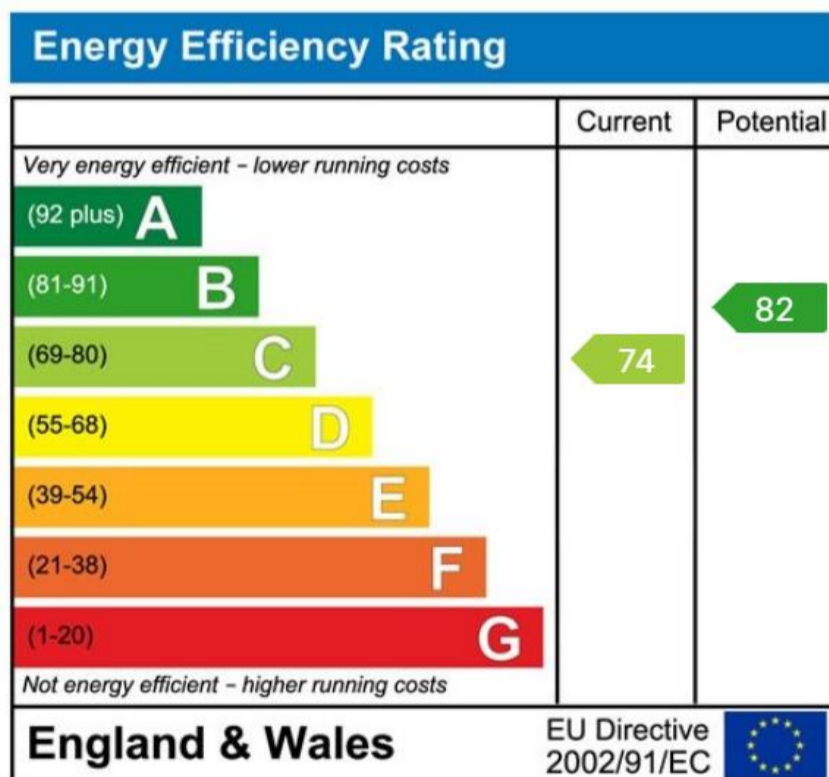


Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 45.9 sq. metres (494.3 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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