



Flat 20 Kelburne Court, 51 Glasgow Road  
Paisley | PA1 3PD

pattison&co



Offers Over £95,000



**Flat 20 Kelburne Court, 51 Glasgow Road, Paisley, PA1 3PD**

This well-presented one bedroom retirement apartment is presented to market in the sought after Kelburne Court development in Paisley. This apartment offers flexible and spacious accommodation on the preferred first floor which will appeal to many buyers. The property enters into a welcoming hallway with a large storage cupboard and doors to all apartments. The extensive sitting room is bright and spacious with windows to the side of the development and French doors to the kitchen. The kitchen is fitted with a range of wall and floor mounted units, an oven and extractor fan and a window. The bedroom is a spacious double with built in wardrobes and provides space aplenty for bedroom furniture. The property is completed with the bathroom which is tiled and fitted with a three piece suite to include shower cubicle. There is a residents lounge and laundry room as well as a guest bedroom which can be booked in advance for visitors, and a 24 hour care-line service with alarm cords in every room. The House Manager is also available 7 days as is located on-site. These retirement apartments have an age restriction of 60 years of age minimum for a single person and 55 years minimum for a couple provided one person is over the age of 60. There are 65 self-contained apartments across four floors serviced by a communal lift. Communal gardens are available to residents with quaint spaces to relax within the grounds, along with ample parking within the development. The development is situated in the heart of Paisley which has a selection of local and town centre amenities including shops, supermarkets, restaurant bars and local transport services. Bus and rail links give regular access throughout the area and into Glasgow or surrounding areas if required. The M8 motorway is within 2 miles and provides additional links to Glasgow International Airport, Braehead shopping centre and Glasgow City Centre.





All room measurements are taken at longest and widest points and are approximate:-

Hallway: 2.00m x 2.30m

Living Room: 6.00m x 3.31m

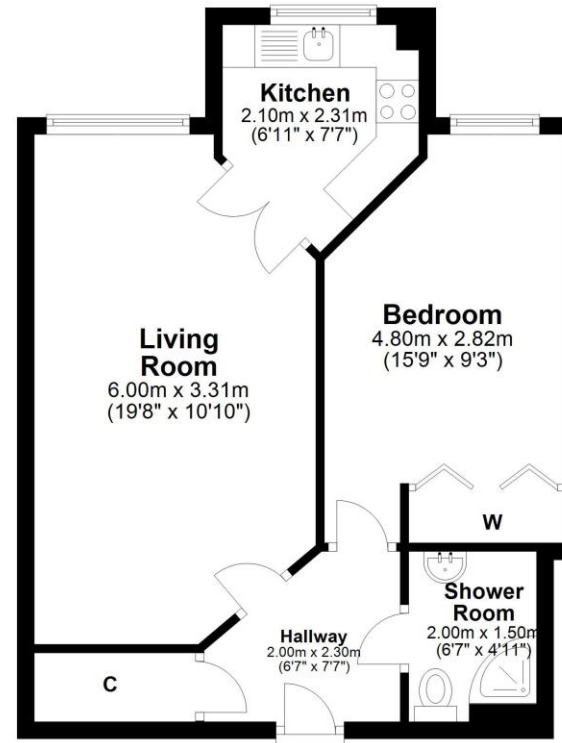
Kitchen: 2.10m x 2.31m

Bedroom: 4.80m x 2.82m

Shower Room: 2.00m x 1.50m



## Kelburne Court, Glasgow Road, Paisley, PA1 3PD



Total area: approx. 45.3 sq. metres (487.6 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.