



Apt 11 Sandringham Court, Newton Mearns

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Situation

Sandringham Court is one of Glasgow's last remaining lavish Art Deco buildings, sympathetically restored to its former glory, located within the heart of the desirable Broom Estate residential enclave of Newton Mearns.

The Broom Estate displays many individual properties from the pre and post war era, developed by Mactaggart and Mickel Homes and has matured into one of the most sought after and prestigious areas to live within Newton Mearns.

A hugely popular suburb, Newton Mearns is located approximately 9 miles from Glasgow City Centre. Commuter routes are served by the M77, M8 and Glasgow Orbital motorways which also provide 20 - 30 minute journey times to both Glasgow and Prestwick International Airports. There are regular train and bus services to Glasgow, East Kilbride and the Ayrshire coast.

Newton Mearns is recognised as providing amongst the highest standards of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants.

Local sports and recreational facilities include Parklands Country Club, Cathcart, Williamwood and Whitecraigs Golf Clubs, Whitecraigs Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll. Sandringham Court is conveniently located for access to The Avenue Shopping Centre, Waitrose at Greenlaw Village Retail Park, Broomburn Park and local shops at the Broom.



















Description

A spacious and beautifully presented second floor apartment positioned within the private and exclusive Sandringham Court development, yet only a short walk to local shops at the Broom and nearby transport links on Mearns Road.

Sandringham Court is surrounded by gated tranquil landscaped gardens and offers a garage and an allocated parking space. The communal areas and apartments offer beautifully retained Art Deco features with the comfort and luxury expected from an exceptional development and restoration.

Constructed by MacTaggart and Mickel around 1939, Sandringham Court comprises two Art Deco blocks. Billed at the time of completion as 'the most luxurious flats in Scotland' this status has now been lovingly resurrected following a sympathetic refurbishment in 2014/2015.

This particular apartment occupies a favoured position within this development and enjoys lovely aspects over the resident's gardens and towards Falkland Avenue.

The accommodation extends to approximately 1407 Sqft (131 Sqm) and offers flexible living comprising:

Secure controlled entry leads to a well-kept and illuminated impressive period communal entrance foyer and stairwell. Lift and stair access to all levels. Welcoming and spacious reception hallway with good storage. Well presented and generous bay window sitting room overlooking the resident's gardens towards Falkland Avenue. Well appointed 'Alno' breakfasting kitchen with a full range of floor and wall mounted cabinets, integrated appliances and space for table and chairs. Principal bedroom with stunning ensuite bathroom with Porcelanosa sanitary ware and tiling. Bedroom two, again of double proportions and benefiting from an attractive ensuite shower room with Porcelanosa sanitary ware and tiling. Bedroom three/dining room. A guest WC completes the overall accommodation.

The property is further complemented by a single lock up garage with remote controlled door, storage area within communal cellar, gas central heating, double glazing, oak internal pass doors, resident's parking and well kept extensive resident's gardens.

Sandringham Court benefits from a high level of security with controlled door entry system, concierge service and a lift servicing all levels. The development is maintained by Hacking & Paterson.







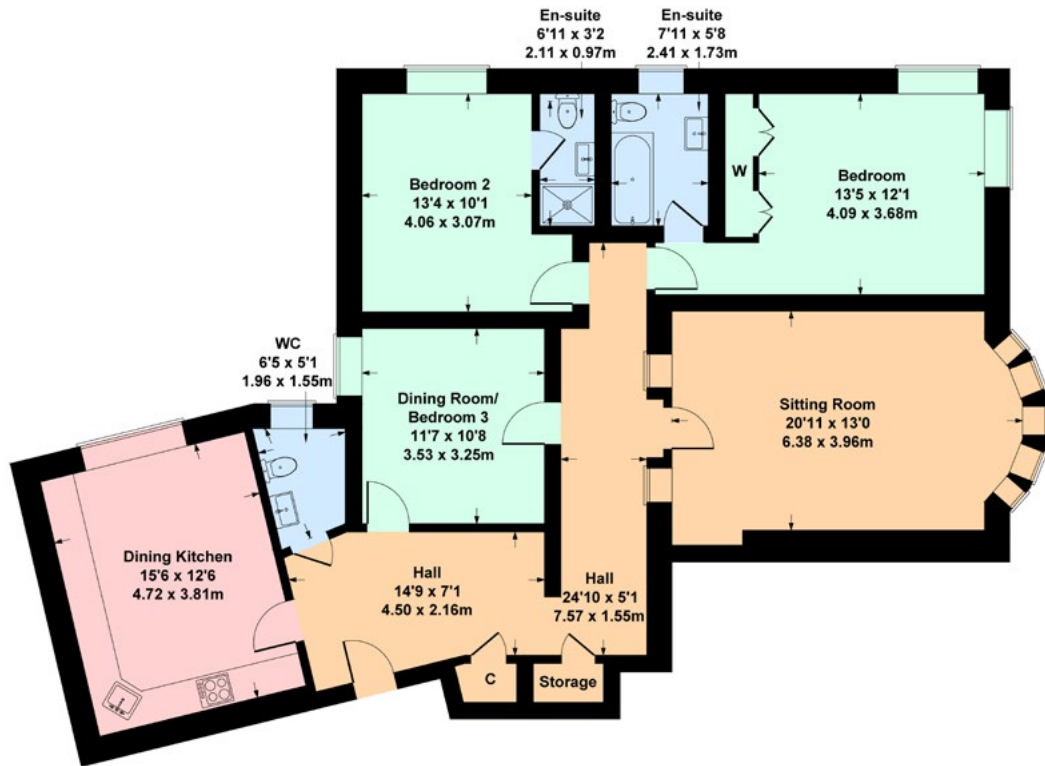


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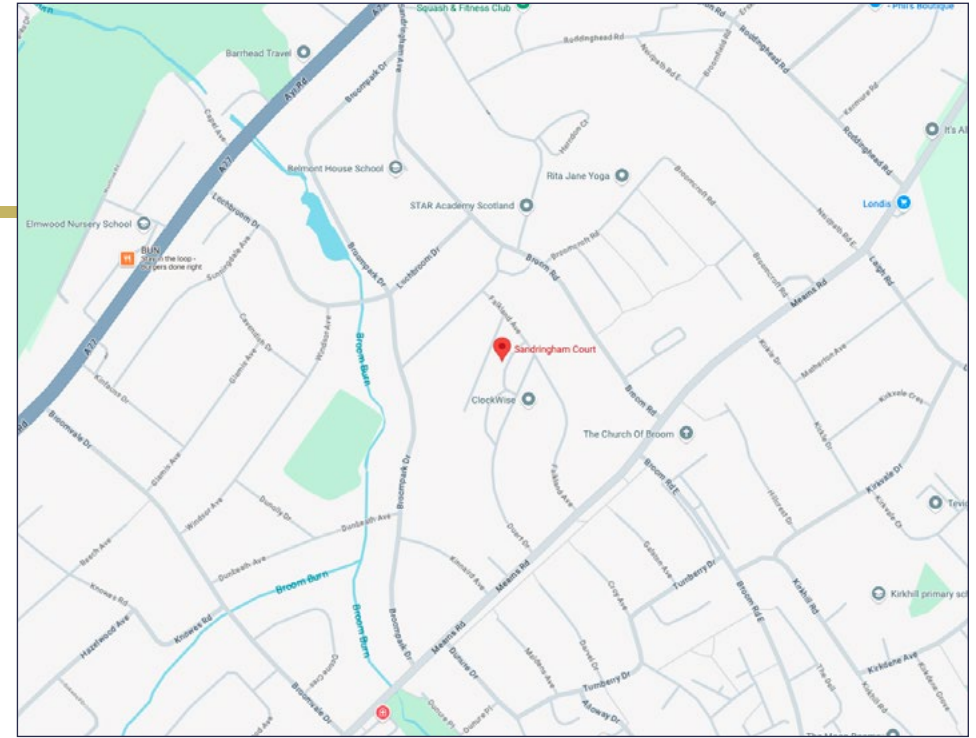
Approximate gross internal area 1407 sq ft - 131 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG
Tel: (0141) 577 3000

Property Reference 3242

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

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