Excellent

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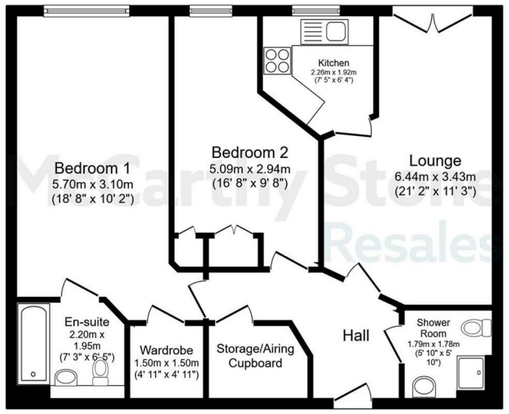
McCarthy & Stone
Resales.



Total floor area 74.9 sq.m. (806 sq.ft.) approx

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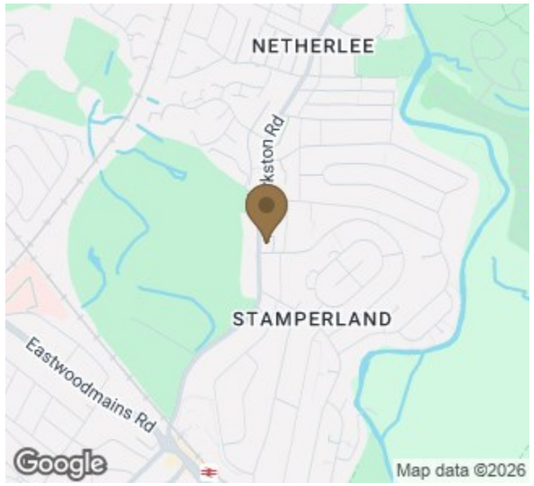

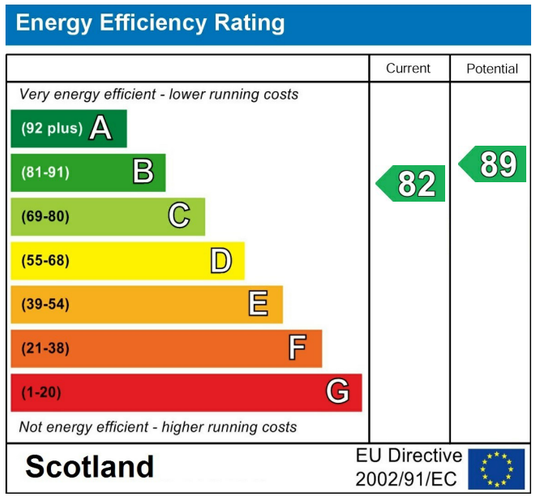

22 The Fairways

823 Clarkston Road, Glasgow, G44 3UZ

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 The Fairways could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £255,000 Freehold

Why you'll love living here:

- Spacious two bedroom retirement apartment located on the first floor (Level 3) overlooking the attractive communal grounds and Clarkston Road
- Beautiful residents' lounge to enjoy social activities and coffee mornings
- House Manager & 24 Hour Care-Line
- Roof Terrace
- Lift to all floor levels
- Attractive landscaped gardens
- Private residents' parking (Permit Scheme)
- Laundry Room & Refuse Store
- Walking distance to local amenities
- Early viewing recommended

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The Property Ombudsman

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McCarthy & Stone
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Trustpilot Rated Excellent

22 The Fairways, Glasgow

2 | 2 | Offers over £255,000

Summary

The Fairways was purpose built by McCarthy & Stone for retirement living. The development consists of just 28 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the shower room.

The development includes a beautiful Homeowners' lounge with kitchen facility, landscaped gardens and roof terrace. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum with an allocated space, check with the House Manager for availability.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

Local Area

The Fairways is situated in an enviable location in the Stamperland area of Clarkston, close to the local shops and Williamwood Golf Club. The main shopping area in Clarkston is located a short distance away on Busby Road and is home to a wide variety of shops, cafes and eateries. Leisure pursuits are well catered for in Clarkston with golf, bowling and tennis clubs all nearby. Transport links in the area are excellent, with bus stops directly outside The Fairways, and Clarkston railway station, on the main line between Glasgow City Centre and East Kilbride, a short journey away.

22 The Fairways

Apartment 22 is located on level 3 (first floor from ground level), offering a spacious two bedroom retirement apartment positioned to the front of the development with direct access to the residents lift opposite. The roof terrace and guest suite are situated on level 4.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard. There are illuminated light switches, a smoke detector, apartment security door entry system with 24 hour intercom and emergency pull cord system, for peace of mind. Pendants are also provided. Doors lead to the bedroom, living room and shower room.

Living Room

Lovely bright and airy room benefitting a Juliet balcony and the feature fire surround with log effect electric fire, creates a nice focal point. There are attractive light fittings, raised electric power sockets, TV and telephone points. The decor is neutral throughout with fitted carpets, continuing into the hallway and bedroom. Partial glazed doors lead onto a separate kitchen.

Kitchen

Well appointed and fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood, fitted integrated fridge, freezer and table top Bosch dishwasher. There is a floor level heater and under pelmet lighting.

Primary En-suite

Spacious bedroom benefitting a walk-in wardrobe with rails, shelving and handy storage space above. Wall mounted electric panel heater, TV and phone point. The en-suite bathroom is fully tiled and fitted with suite comprising a bath, with overhead shower and screen, WC, vanity unit with sink and mirror above.

Bedroom Two

Another good sized double bedroom with a fitted wardrobe with mirror, ceiling lights, TV and phone point.

Shower room

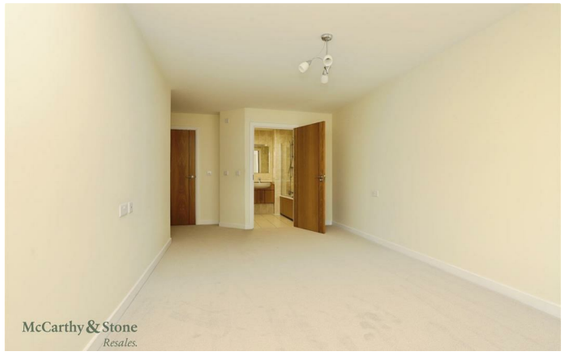
Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. There is a wall mounted fan and a heated towel rail.

Service Charges

Service Charge is £408.75 per month for the year ending 31/8/2027

- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.