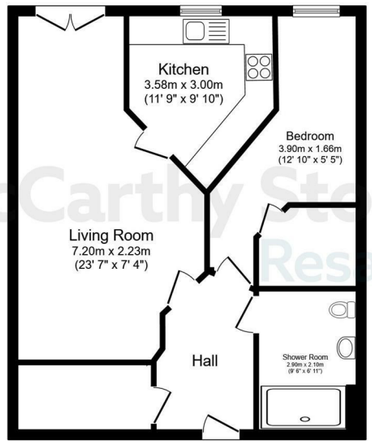
Excellent

Trustpilot

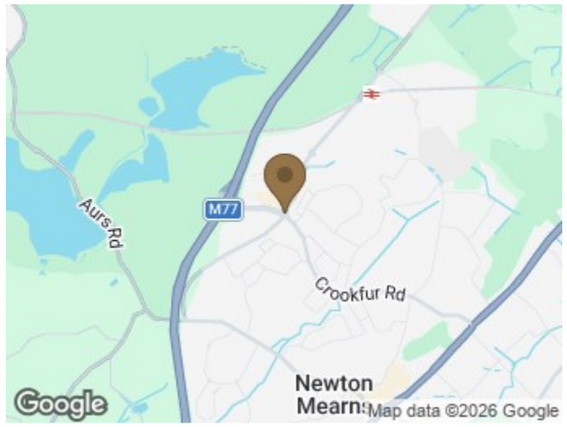
McCarthy & Stone
Resales.

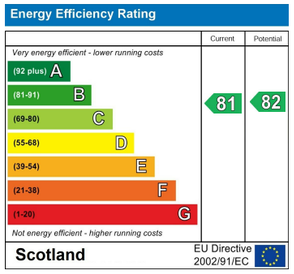


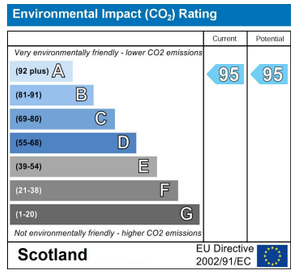
McCarthy Stone Resales

Total floor area 61.4 sq.m. (661 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







24 Greenwood Grove West

Stewarton Road, Glasgow, G77 6ZF

1 | 1 | Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 24 Greenwood Grove West could be the ideal place for you. Contact our team to arrange an appointment to view.

Fixed Price £165,000
Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Key Features

- Superb second floor one bedroom retirement living apartment with bright open view
- House Manager on site Monday to Friday
- Homeowners' lounge where social activities and regular coffee mornings take place
- Beautifully Landscaped Gardens
- Communal Roof Terrace and Sun Lounge
- Excellent amenities within short walking distance
- Easy access to the M8 motorway link and surrounding areas
- Secure door entry
- 24HR Tunstall Response emergency system
- Private Parking - By Permit

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

24 Greenwood Grove West, Glasgow

1 | 1 | Fixed Price £165,000

Summary

At Greenwood Grove there are two developments, East and West. Purpose built by McCarthy & Stone to a high specification for retirement living, the beautiful developments consists of 68 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour Tunstall emergency call system provided via a personal pendant alarm and with call points in the entrance hall and shower room.

The developments include Homeowners' communal lounge's in both East & West, landscaped gardens and a delightful roof terrace and sun room located in the East development for all to enjoy. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability and there is a mobility scooter area available.

There is a great community feel at Greenwood Grove, with social activities to take part in if you wish, and regular coffee mornings to have a blether with your neighbours.

It is a condition of purchase that a sole owner is of the age of 60 or over. In an event of a couple the second person can be over the age of 55 years.

Local Area

Greenwood Grove is situated in Greenlaw Village, and adjacent to a host of local amenities including a Waitrose supermarket, Starbucks, Capelrig restaurant and much more. Properties at Greenwood Grove benefit from all the prestige of a Newton Mearns address with all the convenience of this developed area. With various grocery and shopping options on the doorstep, a medical centre and pharmacy, plus easy road and bus links to The Avenue Shopping Centre, Greenwood Grove couldn't be more convenient for those seeking to downsize in Newton Mearns. Additionally, Silverburn shopping mall with its extensive range of high street names is just a short journey away by car or bus, while the striking countryside and coastline of Ayrshire is also within easy reach. Patterton Train Station is within walking distance. A short drive to access the motorway links and surrounding areas.

For those who enjoy spending time outdoors, the local area boasts a number of green spaces including Rouken Glen Park which offers pretty woodland walks, a boating pond and a cafe. The development also offers easy access to a number of local golf courses, bowling clubs and the David Lloyd fitness club, making it a perfect choice for those who enjoy an active retirement.

Apartment 24 (West)

Located on the second floor and ideally placed near to the communal lift and stair access. The Guest Suite, where friends and family can stay subject to availability, is located on the third floor and the resident's lounge can be found on the ground floor.

Entrance Hall

Welcoming entrance hall with a good sized walk-in storage/airing cupboard with utilities and a compact Steibel Eltron instantaneous electric water heater installed by the current homeowners. There is a 24 hour emergency Care-line system with pull cord for peace of mind and pendants are provided. There are handy illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

Lovely bright room featuring a Juliet balcony with a pleasant and open outlook. There is room to accommodate a small dining table and chairs. The room has been freshly decorated. There are TV and telephone points, two ceiling lights with decorative lampshades included, and ample raised electric power sockets. The partial glazed door leads 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 and fitted integrated fridge, freezer and stand alone Logik washing machine. Under pelmet lighting and a fitted roller blind.

Bedroom One

Double bedroom benefitting from a walk-in wardrobe with hanging rails, shelving and handy storage above. Ceiling lights, fitted roller blind, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of a generous walk-in shower enclosure with grip rails, WC, vanity unit with sink and illuminated mirror above. The emergency pull cord provides assistance if necessary and peace of mind. The shower room vent has just recently been serviced and has a 2 year guarantee.

Inclusions & Notes

Carpets, blinds and integrated appliances, including the free standing Logik washing machine. The furniture items as seen can be included in the sale.

Notes:
• Full Fibre Broadband available (https://www.openreach.com/fibre-checker/my-products)
• Mains water and electricity
• Mains drainage

Service Charge

Service charge is £211.18 per month, for financial year end 31/08/2027

• 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. To 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.













