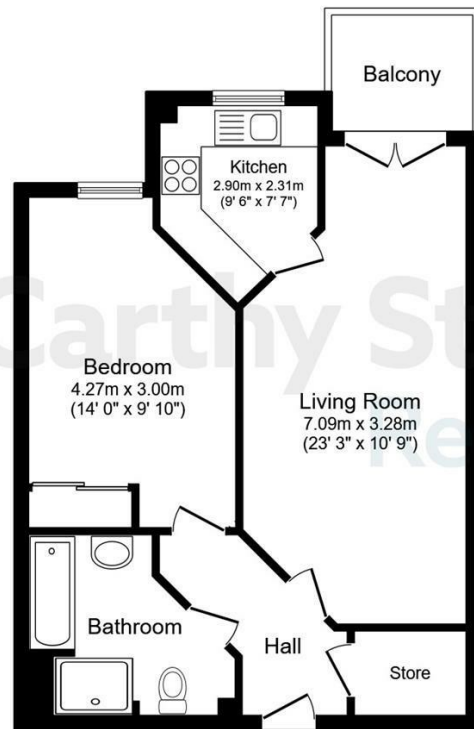


21 Florence Court

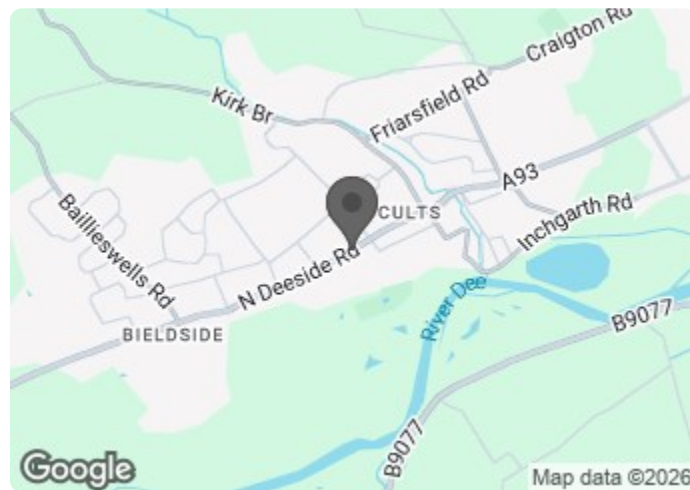
402 Deeside Road, Aberdeen, AB15 9TD



Total floor area 52.9 sq.m. (569 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		82	82
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		95	95
	EU Directive 2002/91/EC		



Offers in the region of £85,000 Freehold

Spacious one bedroom first floor apartment with balcony, located on the first floor of a retirement living plus development in the popular Cults area. One hour of domestic assistance per week included in the service charge. Offering quality additional care services delivered by McCarthy Stone, experienced Care Inspectorate registered care team.

Call us on 0345 556 4104 to find out more

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# Florence Court, 402 North Deeside Road,

# 1 Bed | Offers in the region of £85,000

## Summary

Florence Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated one hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite Care Inspectorate registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (a nominal fee applies - subject to availability) which has an ensuite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite table service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Local Area

Florence Court is situated in the sought after suburb of Cults to the west of Aberdeen and is well served for local shops, convenience stores, doctors' surgery, chemist and library. There are excellent recreational amenities including Cults Kirk Community Centre and The Hub Cafe next door to the development. Deeside Golf Club is a short drive away close to the beautiful Allan Park where you can enjoy a leisurely stroll or enjoy a swim at Cults Sports Complex. The area is well served with bus transport links to Aberdeen city centre and close areas such as Banchory, Peterculter and Stonehaven.

## 21 Florence Court

Superb one bedroom apartment with balcony situated on the first floor to the front of the development overlooking the attractive communal grounds. The apartment is close to the lift with easy access to the residents' lounge, restaurant and laundry facilities. You can also take advantage of the roof terrace and sun room. There is under floor heating with thermostat control.

## Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard, illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour emergency response pull cord and pendants provided. Doors lead to the bedroom, living room and bathroom. Neutral fitted carpets throughout the entrance hall, living room and bedroom.

## Living Room

Lovely spacious and bright living room benefiting a balcony suitable for patio furniture, overlooking the communal grounds and courtyard area. The feature fire surround with electric fire creates a nice focal point and there is ample room for a dining table and chairs. There are plenty electric sockets, TV and phone points.

## Kitchen

Well appointed kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer. Under pelmet lighting. Electric operated window with fitted roller blind. The kitchen is situated off the living room.

## Bedroom

The double bedroom with built-in mirror wardrobe is an ideal size with TV and phone point, ceiling lights and pull cord assistance.

## Bathroom

Generous bathroom is well equipped with easy access to the shower area with anti slip flooring and shower facility. The suite includes a low level vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater and extractor fan.

## Service Charges

- Cleaning of communal areas plus one hour domestic cleaning per apartment
- Service charge for the year ending 31/8/26, for a one bedroom is £10,590.74 per annum (£882.56 per month)
- Internal cleaning of communal windows and all external windows of the development
- 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 annual service charge is £10,590.74 for the financial year ending 31/08/2026. 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, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Inclusions & Additional Notes

Inclusions: Integrated appliances. Carpets and curtains.

- Available now: Fibre to the Cabinet & Copper Broadband (Check the open reach website for speeds)
- Mains water and electricity
- Electric under floor heating provided
- Mains drainage

## Car Parking (Permit Scheme)

Parking is situated with underground secure parking, subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis and a parking space will be allocated. Please check with the Estate Manager on site for availability.

