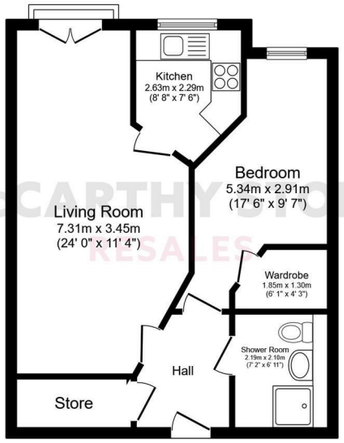
Excellent

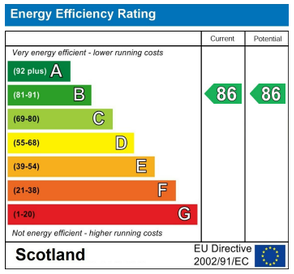
Trustpilot

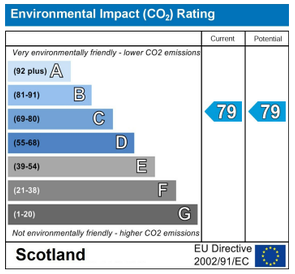
McCarthy & Stone
Resales.



Total floor area 47.4 m² (510 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





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy & Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

14 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 14 Greenwood Grove West could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £180,000 Freehold

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

Key Features

- **REDUCED PRICE** Excellent one bedrooom retirment apartment, first floor level
- Communal Roof Terrace and Sun Lounge
- Excellent amenities including Waitrose within short walking distance
- Easy access to the M8 motorway link and surrounding areas
- House Manager on site Monday to Friday
- Homeowners Lounge where social activities take place
- 24HR Tunstall Response emergency system & Secure door entry
- Beautifully Landscaped Garden Grounds
- Private Parking - By Permit
- Social Activities/Coffee Mornings

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Greenwood Grove West, Glasgow

1 | 1 | Offers over £180,000

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 bathroom.

The developments include Homeowners' communal lounge's in both the East & West, landscaped gardens and a delightful roof terrace within the East development 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. Standard Broadband available.

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.

Greenwood Grove is situated in Greenlaw Village, and adjacent to a host of local amenities including a Waitrose supermarket, properties at Greenwood Grove benefit from all the prestige of a Newton Mearns address with all the convenience of this newly 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.

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 and bowling clubs, making it a perfect choice for those who enjoy an active retirement.

Local Area

Greenwood Grove is situated in Greenlaw Village, and adjacent to a host of local amenities including a Waitrose supermarket, properties at Greenwood Grove benefit from all the prestige of a Newton Mearns address with all the convenience of this newly 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.

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 and bowling clubs, making it a perfect choice for those who enjoy an active retirement.

Apartment 14 (West)

Spacious one bedroom apartment located on the first floor with a communal lift opposite, ideal for accessing all the communal facilities on offer. The apartment overlooks the attractive communal grounds with easy access to the car park and walking distance to the local retail parks.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

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 under pelmet lighting.

Bedroom

Benefiting from a walk-in wardrobe. 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.

Inclusions & additional notes

Carpets, blind, floor coverings and integrated appliances.

Services provided:

• Full fibre broadband available (Check https://www.openreach.com/fibre-checker/standard-broadband for speeds)
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge

Service charge £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 usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

DISCLAIMER

Selected property images may be enhanced to demonstrate scale and scope of the room.