

The Walled Gardens,
Abbey Park Avenue
St Andrews
KY16 9JW

Apartment Number	Beds	SQ.FT.	Shared Ownership Price***
------------------	------	--------	---------------------------

Ground Floor

19	1	723	£173,438
20	1	710	£169,969
63	2	794	£186,966

First Floor

23	1	723	£168,928
67	2	794	SOLD
70	1	794	SOLD

Second Floor

25	2	794	£195,984
		*Price includes all furnishings & fittings	
73	2	794	SOLD

Third Floor

29	2	794	SOLD
31	1	423	£173,091
78	1	723	SOLD

Please note that this is the 75% share and Occupancy and Management charges apply

Show Apartments are open by appointment only



The Walled Gardens

Abbey Park Avenue,
St Andrews KY16 9JW

Description

The Walled Gardens in St Andrews is ideally placed, close to the heart of the town enjoying an attractive setting and is a purpose built development of new build apartments by Bield Housing & Care. The generously proportioned apartments include lifestyle features you would expect from a high quality development incorporating great design, excellent energy efficiency and quality security measurements.

Ease of access is an important feature with lifts serving every floor, step free entry points and generous parking provision.

This thoughtful approach to design means you have the peace of mind knowing that Bield have brought more than 40 years of experience to planning your new home.

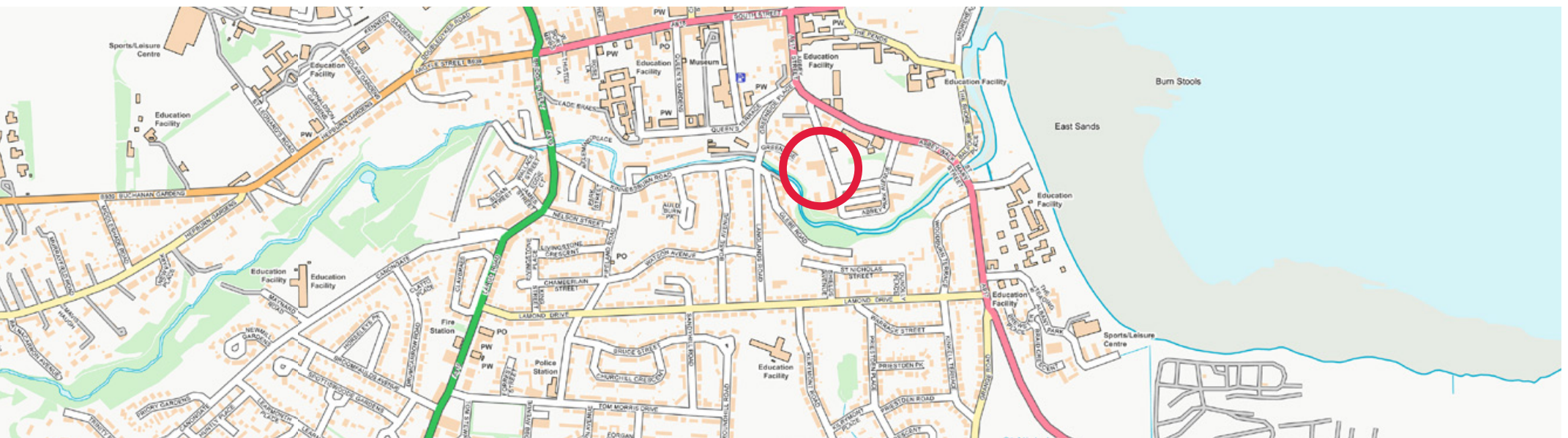
Purchasers can initially purchase a 75% share of the property, whilst the remaining 25% share will be held by Bield. Buyers will have the option to purchase the remaining 25% balance, which can be purchased in increments following a one year qualifying period. To qualify as a purchaser at The Walled Gardens the apartment should be your primary UK residence and you should be a minimum of 60 years of age. However, the minimum age requirement may be lowered for certain medical conditions.

*Note - Full details on all shared ownership options and criteria are available from the selling agents.

Unlike many developers, Bield is also the factor for this development and will provide ongoing management and maintenance service at The Walled Gardens. Bield takes direct control of any works or services provided so that you know you can trust every aspect of the development is well managed with the residents' interest a priority.







Apartment Type S1

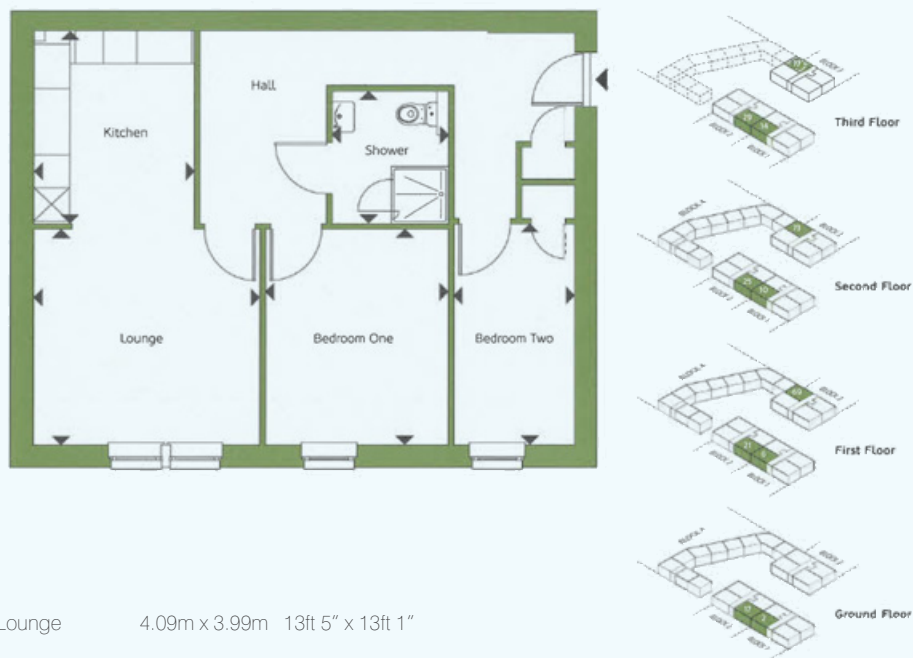
Two bedroom apartment / 73.8m² / 794.3ft²

Ground floor • Block 1 – Apartment 2 • Block 2 – Apartment 17

First floor • Block 1 – Apartment 6 • Block 2 – Apartment 21 • Block 3 – Apartment 69

Second floor • Block 1 – Apartment 10 • Block 2 – Apartment 25 • Block 3 – Apartment 73

Third floor • Block 1 – Apartment 14 • Block 2 – Apartment 29 • Block 3 – Apartment 77



Lounge	4.09m x 3.99m	13ft 5" x 13ft 1"
Kitchen	2.90m x 3.50m	9ft 6" x 11ft 5"
Bedroom One	3.29m x 3.90m	10ft 9" x 12ft 9"
Bedroom Two	2.19m x 4.00m	7ft 2" x 13ft 1"
Shower	2.10m x 2.40m	6ft 10" x 7ft 10"

Apartment Type S1A

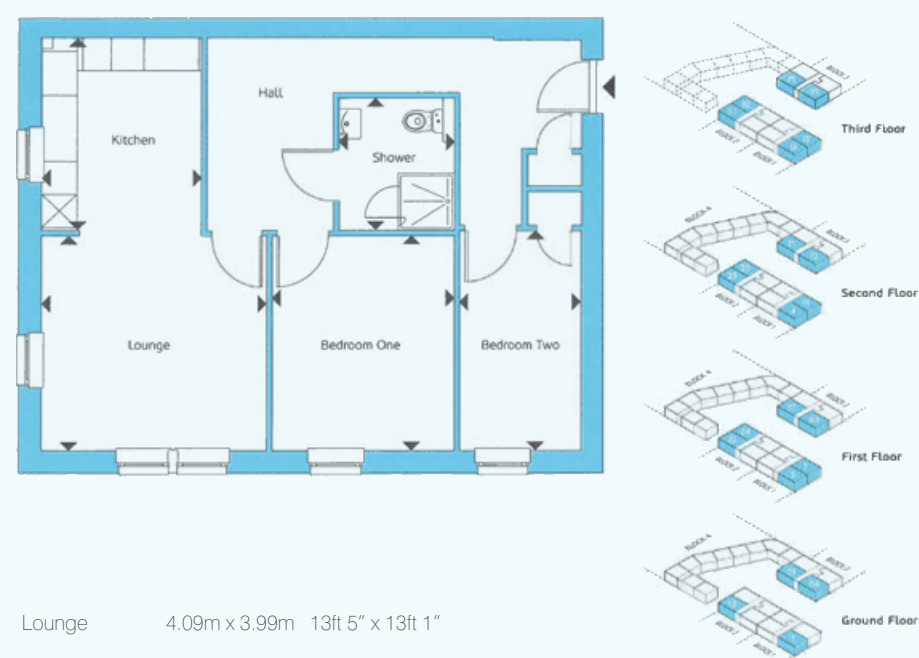
Two bedroom apartment / 73.8m² / 794.3ft²

Ground floor • Block 1 – Apartment 1 • Block 2 – Apartment 18 • Block 3 – Apartments 63, 64

First floor • Block 1 – Apartments 5, 7 • Block 2 – Apartments 22, 24 • Block 3 – Apartments 67, 68

Second floor • Block 1 – Apartments 9, 11 • Block 2 – Apartments 26, 28 • Block 3 – Apartments 71, 72

Third floor • Block 1 – Apartments 13, 15 • Block 2 – Apartments 30, 32 • Block 3 – Apartments 75, 76



Lounge	4.09m x 3.99m	13ft 5" x 13ft 1"
Kitchen	2.90m x 3.50m	9ft 6" x 11ft 5"
Bedroom One	3.29m x 3.90m	10ft 9" x 12ft 9"
Bedroom Two	2.19m x 4.00m	7ft 2" x 13ft 1"
Shower	2.10m x 2.40m	6ft 10" x 7ft 10"

Apartment Type S2

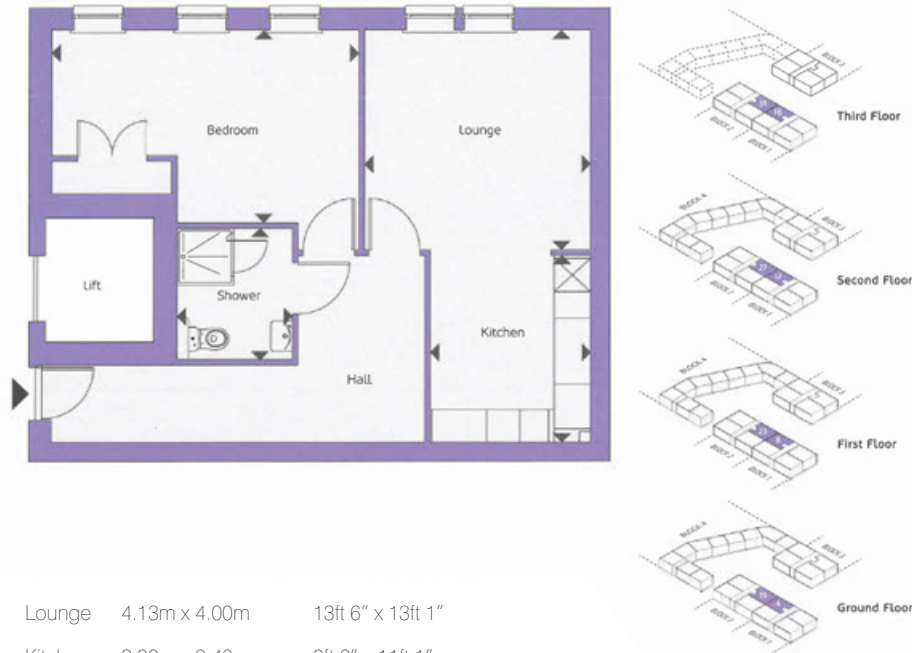
One bedroom apartment / 67.2m² / 723.3ft²

Ground floor • Block 1 – Apartment 4 • Block 2 – Apartment 19

First floor • Block 1 – Apartment 8 • Block 2 – Apartment 23

Second floor • Block 1 – Apartment 12 • Block 2 – Apartment 27

Third floor • Block 1 – Apartment 16 • Block 2 – Apartment 31



Lounge	4.13m x 4.00m	13ft 6" x 13ft 1"
Kitchen	2.90m x 3.40m	9ft 6" x 11ft 1"
Bedroom	5.60m x 4.00m	13ft 6" x 13ft 1"
Shower	2.10m x 2.40m	6ft 10" x 7ft 10"

Apartment Type S2A

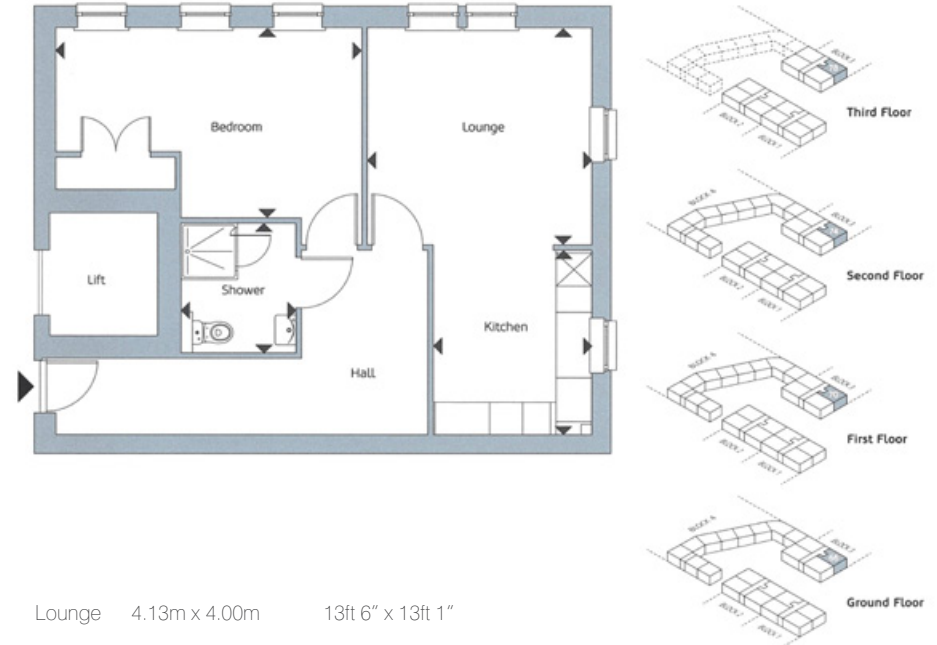
One bedroom apartment / 67.2m² / 723.3ft²

Ground floor • Block 3 – Apartment 66

First floor • Block 3 – Apartment 70

Second floor • Block 3 – Apartment 74

Third floor • Block 3 – Apartment 78

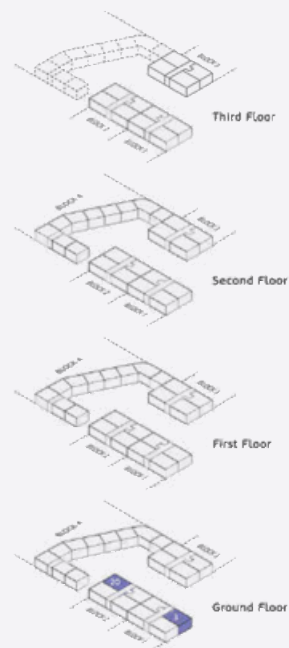
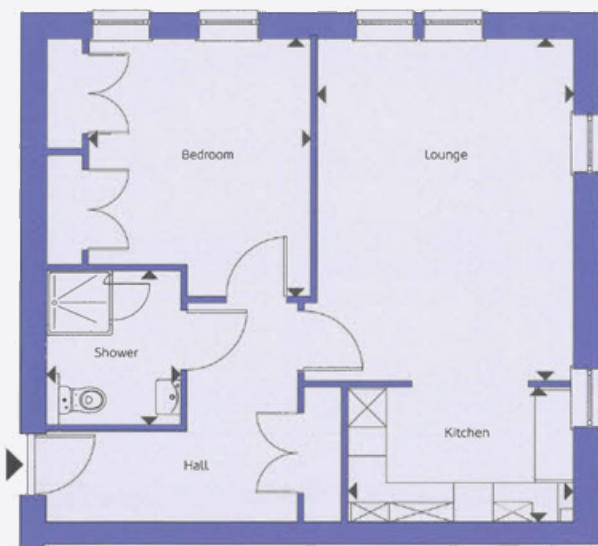


Lounge	4.13m x 4.00m	13ft 6" x 13ft 1"
Kitchen	2.90m x 3.40m	9ft 6" x 11ft 1"
Bedroom	5.60m x 4.00m	13ft 6" x 13ft 1"
Shower	2.10m x 2.40m	6ft 10" x 7ft 10"

Apartment Type S3

One bedroom apartment / 66m² / 710.4ft²

Ground floor • Block 1 – Apartment 3 • Block 2 – Apartment 20

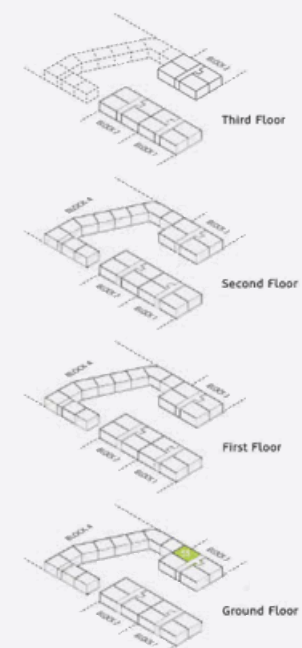


Lounge	3.98m x 5.30m	13ft 0" x 17ft 4"
Kitchen	3.48m x 2.10m	11ft 5" x 6ft 10"
Bedroom	3.45m x 3.99m	11ft 3" x 13ft 1"
Shower	2.10m x 2.40m	6ft 10" x 7ft 10"

Apartment Type S3A

One bedroom apartment / 66m² / 710.4ft²

Ground floor • Block 3 – Apartment 65



Lounge	3.98m x 5.30m	13ft 0" x 17ft 4"
Kitchen	3.48m x 2.10m	11ft 5" x 6ft 10"
Bedroom	3.45m x 3.99m	11ft 3" x 13ft 1"
Shower	2.10m x 2.40m	6ft 10" x 7ft 10"



Thorntons 

St Andrews: 17-21 Bell Street, St Andrews, Fife KY16 9UR

Tel 01334 474200 E: standrews@thorntons-law.co.uk

thorntons-property.co.uk

Thorntons is a trading name of Thorntons Law LLP. Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.