



McCarthy & Stone

RESALES

RLP, 1 Bed, Garden Level, Patio

12 Florence Court, Florence Court, 402 North Deeside Road, Cults, Aberdeen,

PRICE REDUCTION



Offers over £149,500 FREEHOLD

For further details, please call 0345 556 4104

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****EARLY ENTRY AVAILABLE**** BEAUTIFULLY PRESENTED one bedroom GARDEN LEVEL apartment with CHARMING PATIO situated within a McCarthy Stone RETIREMENT LIVING PLUS development * 24 HOUR ON-SITE STAFFING * TABLE SERVICE RESTAURANT serving three course nutritional meals * Superb ROOF TERRACE and RESIDENTS LOUNGE with REGULAR COFFEE MORNINGS and SOCIAL ACTIVITIES to join in with your neighbours *Excellent amenities and transport links close by *

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 1 hours 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 CQC 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 (usually for a fee of £25 per night - subject to availability) which has an En-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress 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.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard/airing cupboard which includes oak effect shelving. There are handy illuminated light switches, smoke detector, apartment security door entry system and intercom with 24-hour Tunstall emergency response pull cord. Doors lead to the bedroom, living room and bathroom.

Living Room

Well presented and spacious living room with attractive feature fire surround and fitted electric fire. The living room also benefits from French doors giving access to the charming patio area suitable for a patio table and chairs. There are ample raised electric sockets, TV, and telephone points.

Kitchen

The modern kitchen is well appointed 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, integral fridge freezer and brand new Beko washing machine. Under pelmet lighting. Electrically operated window with decorative roller blind. The kitchen is situated off the lounge.

Bedroom

Generous double bedroom with built-in mirror wardrobe which has been enhanced to include additional oak effect shelving and handy automatic lighting. There is plenty room to accommodate free standing bedroom furniture and there are ample raised electric sockets, TV and phone point, ceiling lights and pull cord assistance for peace of mind.



Bathroom

Generous bathroom, well equipped with easy access to the wet room area with shower facility and separate bath. The suite includes a low level vanity unit with wash basin, mirror and storage cabinets. There are several grab rails, shaving point, electric heater, wall mounted heated towel rail, extractor fan and a clothes airer.

Service Charge

- Cleaning of communal areas plus one hour domestic cleaning per apartment
- 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

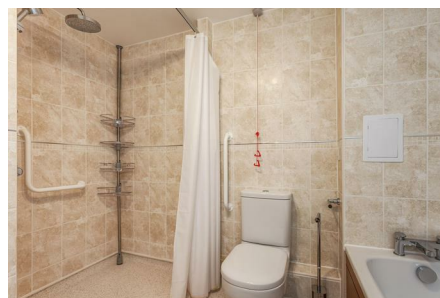
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the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

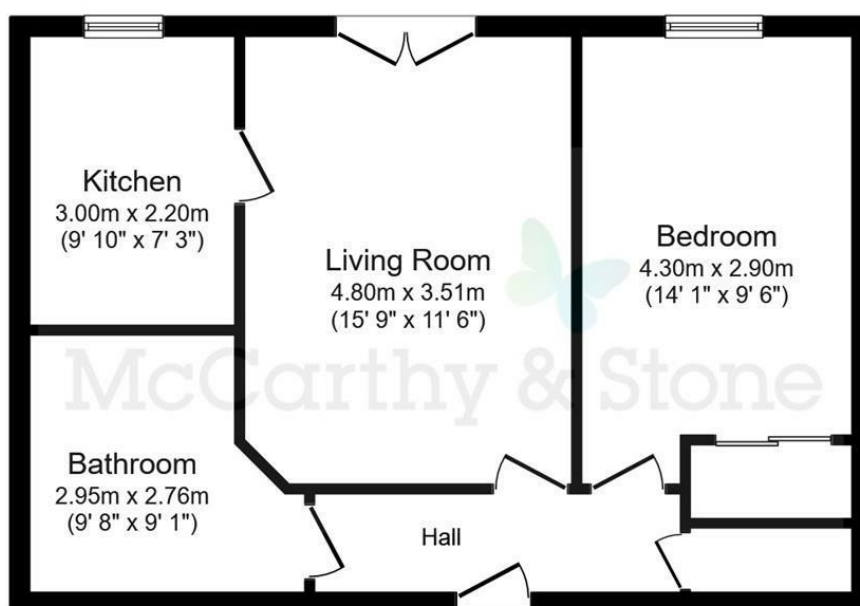
Private Parking (Permit Scheme)

The underground secure parking area 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 Estate Manager on site for availability.

Extras

Fitted carpets, light fittings and integrated appliances and free standing Beko washing machine. Other items subject to separate negotiation.

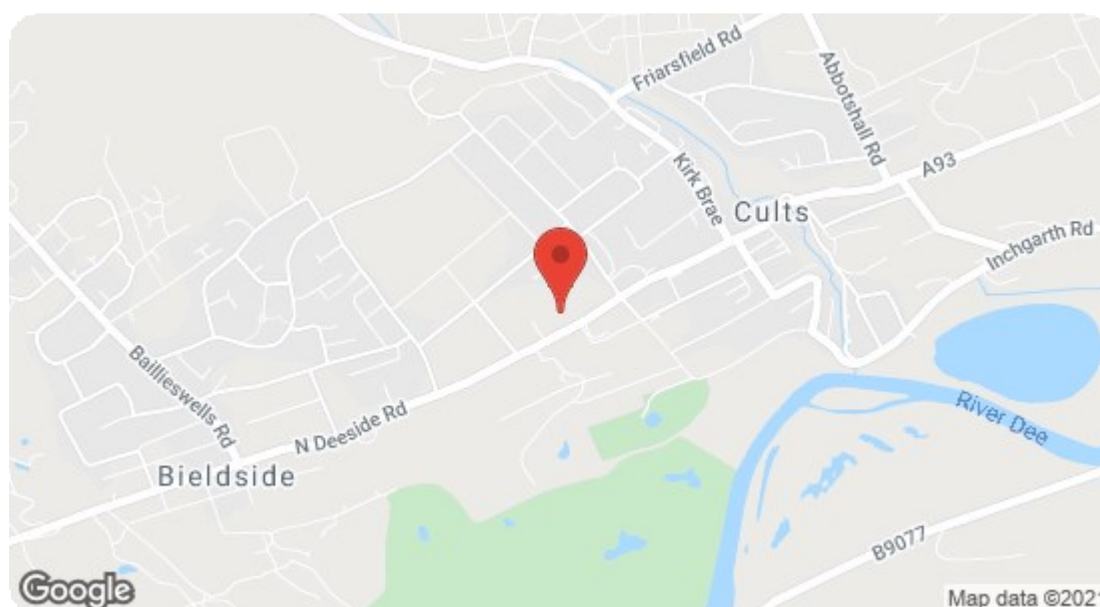




Floor Plan

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, 100 Holdenhurst Road,
Bournemouth, Dorset, BH8 8AQ
T: 0345 556 4104 - www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
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