



# McCarthy & Stone

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## RESALES

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24 Greenwood Grove East Stewarton Road, Glasgow, G77 6ZF



**Offers over £285,000 FREEHOLD**

**For further details, please call 0345 556 4104**



# 24 Greenwood Grove East Stewarton Road, Glasgow, G77 6ZF

**\*\*VIRTUAL TOUR AVAILABLE\*\*** BEAUTIFULLY PRESENTED CORNER POSITION TWO BEDROOM APARTMENT WITH GENEROUS BALCONY \* LOCATED ON THE SECOND FLOOR WITHIN GREENWOOD GROVE EAST BUILT TO A PREMIUM SPECIFICATION \* RESIDENTS ROOF TERRACE, SUN ROOM AND LOUNGE WITH KITCHEN FACILITY TO TAKE ADVANTAGE OF \* EXCELLENT LOCAL AMENITIES WITHIN WALKING DISTANCE INCLUDING WAITROSE AND OTHER SUPERMARKETS \* TRANSPORT FACILITIES AVAILABLE

Greenwood Grove was built by McCarthy & Stone purpose built to a high specification for retirement living. The beautiful development 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 development includes a Homeowners' lounge, 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.

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, 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.

## 24 Greenwood Grove East

At Greenwood Grove there are two developments, East and West, apartment 24 is situated within Greenwood Grove East and offers luxury living offered to a high specification. The apartment is spacious and located on an enviable corner position with balcony on the second floor with open elevated views. There is under floor heating with thermostat control.

## Entrance hall

Welcoming and spacious entrance hall with superb storage facilities including a walk-in cupboard, cloakroom cupboard, and doors leading to the bedrooms, living room and bathroom. There is a 24-hour Tunstall care-line and emergency response pull cord system situated in the hall with pendants provided. In addition, illuminated light switches, smoke detector, apartment security door entry system with intercom.

## Living room

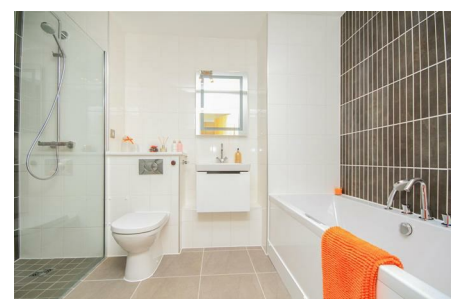
Well presented spacious living room benefitting French doors opening to a generous balcony to enjoy the sunshine. The living room can easily accommodate a dining table and chairs. The wooden flooring gives this room a contemporary feel and the partially double glazed doors lead onto a separate kitchen.

## Kitchen

Contemporary fitted kitchen is well appointed with a neutral tiled floor. Stainless steel sink with mono block lever tap. Built-in NEFF oven and microwave, hob with extractor hood, fitted integrated fridge freezer and washing machine. Under pelmet lighting.

## Primary en-suite bedroom

Generous primary bedroom with built in wardrobe, featuring a Juliet balcony and neutral decor throughout. The en-suite shower room is fully tiled and fitted with suite comprising of walk-in shower and screen, WC, vanity unit with sink and illuminated mirror above.





## Bedroom two

Spacious double bedroom featuring a Juliet balcony providing plenty natural light. Ceiling lights, TV and phone point.

## Bathroom

Fully tiled and fitted with suite comprising of bath with retractable shower head and a separate walk in shower enclosure, WC, vanity unit with sink and illuminated mirror above.

## Service Charge

- Cleaning of communal areas including internal communal windows and all external
- 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, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

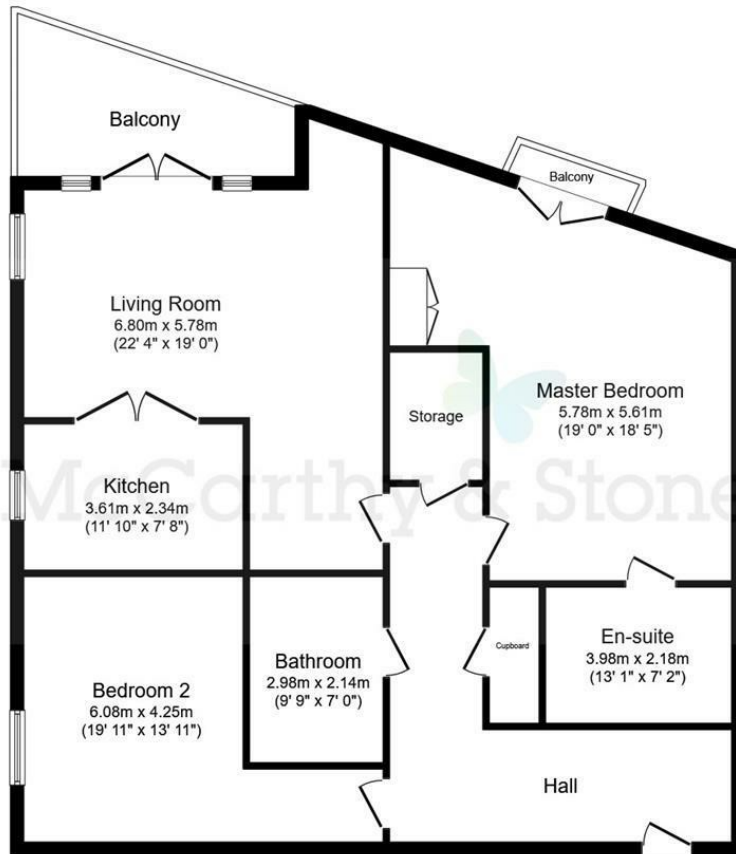
## Private parking (Permit Scheme)

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.

## Extras

Fitted carpets, flooring and integrated appliances. Other items may be 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			
(82 plus) <b>A</b>			
(61-81) <b>B</b>		85	85
(49-60) <b>C</b>			
(35-48) <b>D</b>			
(23-34) <b>E</b>			
(13-22) <b>F</b>			
(1-12) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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.

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