



# McCarthy & Stone

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## RESALES

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7 Beacon Court Bankwell Road, Anstruther, KY10 3DA



**Offers over £240,000 FREEHOLD**

For further details, please call 0345 556 4104

# 7 Beacon Court Bankwell Road, Anstruther, KY10 3DA

\*\*\*SEA VIEWS\*\*\* Beautiful two bed CORNER POSITION retirement apartment in the COASTAL TOWN OF ANSTRUTHER \* DUAL ASPECT living room enjoying SEA VIEWS with elevated position \* Generous room sizes with primary en-suite bedroom \* Excellent communal facilities including RESIDENTS LOUNGE \* Stunning ROOF TERRACE with PANORAMIC COASTAL VIEW and SUN ROOM to relax in \* EARLY VIEWING HIGHLY RECOMMENDED

Beacon Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 39 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in lounge, walk-in wardrobes to bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge, sun room and roof terrace all provide a great space to socialise 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Local Area

Beacon Court is situated in Anstruther, a coastal town renowned for its beautiful harbour, attractive mix of shopping and of course, delicious fish and chips!

Originally a fishing village, this pretty town has a deep rooted history - much of which is showcased at the Scottish Fisheries Museum, one of Anstruther's top attractions.

Another popular attraction for nature lovers is the Isle of May, which can be reached by ferry in the summer months from Anstruther Harbour. The island offers an abundance of wildlife both on land and in the surrounding waters, including various seabirds such as puffins and guillemots, plus sealife including seals, dolphins and even whales if you are very lucky!

## 7 Beacon Court

Apartment 7 is located on the ground floor with elevated position and within easy access to the residents lounge, car park and court yard area. The apartment consists of living room, kitchen, primary en-suite bedroom, bedroom two and shower room. There are neutral fitted carpets throughout the hall, bedrooms and living room.

## Entrance Hall

Welcoming entrance hall with two storage cupboards. There are illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour Tunstall emergency care-line with pull cord. Doors lead to the living room, bedrooms and shower room. The kitchen is off the living room.

## Living Room

Spacious living room with dual aspect featuring a Juliet balcony with plenty natural light to make this a bright living space. There is ample room for a dining table and chairs to enjoy the pleasant views looking over to the Isle of May. There are light fittings, fitted roller blinds, ample raised electric sockets, TV and telephone points. Partially glazed door leads to the kitchen.

## Kitchen

Well appointed contemporary kitchen has everything you need including integrated washing machine, fridge freezer, eye level oven, hob and cooker hood. There is a range of eye level units and drawers with a roll top sink with mono lever tap and drainer. Kitchen window is fitted with a decorative blind.

## Primary En-suite Bedroom

Generous bedroom with the benefit of a walk in wardrobe with shelving and hanging rail. There are TV and telephone points, Sky/Sky+ connection point, ceiling light, fitted carpets, raised electric power sockets. En-suite comprises spacious tiled shower enclosure, low level WC, vanity unit with wash basin, illuminated mirror, shaving point, electric heater, extractor fan and concealed storage cabinet.



## Bedroom Two

Good sized double bedroom with light fittings, ample raised electric sockets, TV and phone point.

## Shower Room

Contemporary Partially tiled shower room with shower cubicle, low level WC, vanity unit with wash basin, illuminated mirror, shaving point, electric heater, extractor fan and storage cabinet.



## Extras

Fitted carpets, blinds and integrated appliances included in the sale.

## Service Charge

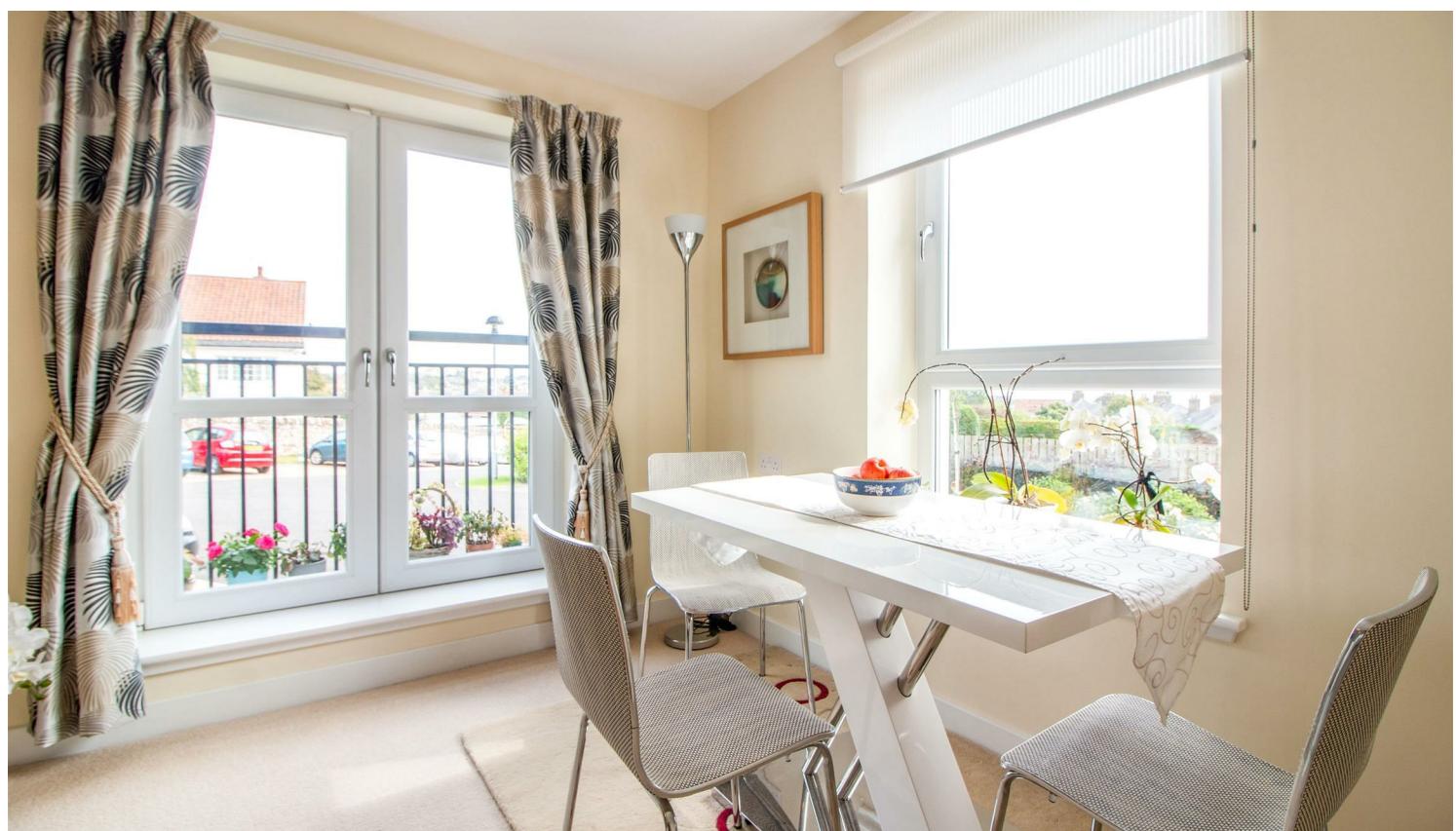
- Cleaning of communal and external apartment windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

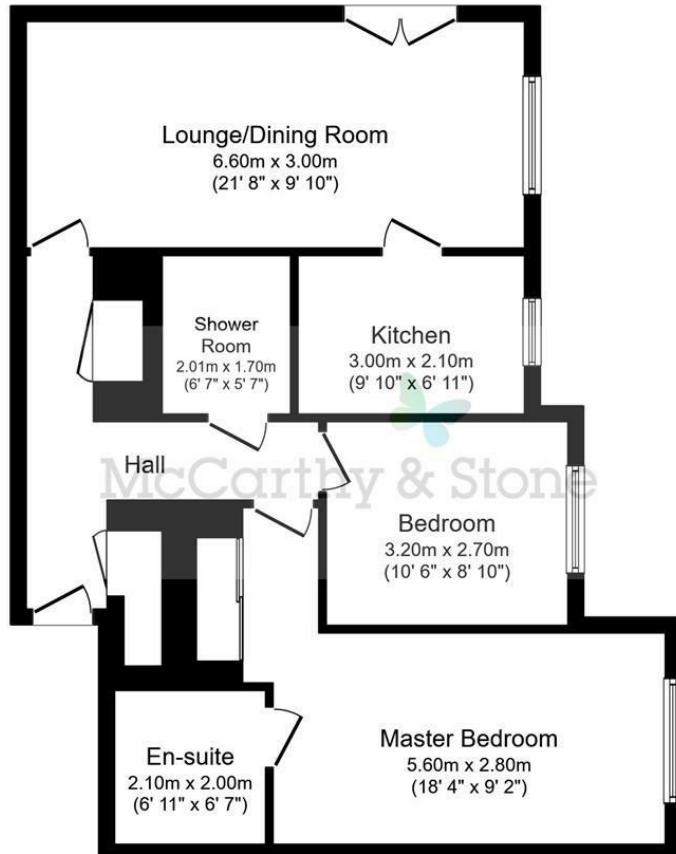
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges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



## Residents 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.





**Floor Plan**

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). Plan produced for McCarthy & Stone. Powered by [www.focalagent.com](http://www.focalagent.com)



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>	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>	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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