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FLAT 34 FLORENCE COURT, 402 NORTH DEESIDE ROAD, CULTS, AB15 9TD



**Well Presented Two Bedroomed Second
Floor Retirement Flat with Juliet Balcony**

OFFERS OVER
£156,000

Accommodation Overview

Communal Areas, Hall, Lounge/Dining Room, Kitchen, Master Bedroom/Second Public Room, Double Bedroom and Bathroom/Wet Room with Walk-in Shower. Built-in Stores. Communal Landscaped Grounds and Roof Terrace.

Enjoying a quiet location to the rear, this well maintained two double-bedroomed second floor retirement flat forms part of the renowned Florence Court by McCarthy & Stone, an assisted living development for the over 70s. Enjoying a private outlook, the subjects are ready to move into with neutral décor and co-ordinating flooring throughout and comprise of a spacious welcoming hall with excellent built-in storage, a lovely lounge/dining room with French Doors to Juliet balcony and access to the well fitted comprehensively equipped kitchen. The master bedroom could alternatively be used as a second public room, there is a great sized double bedroom with built-in wardrobes and the bathroom/wet room completes the accommodation of this appealing property. Benefitting from underfloor heating throughout and quality double glazing, the communal areas are protected by a security entry system with CCTV and the property itself has alarm cords in every room connected to the in-house duty manager who is onsite 24/7 for the immediate response to any situations. There are lovely resident communal areas including a dining room with waitress service and residents can live independently with the option of taking part in many organised activities. There are lifts to every floor, a laundry room and lovely communal gardens with seating areas. Internal inspection is recommended.



Communal Hall

The communal hallways are protected by a security entry system and 24 hour CCTV. Beautifully presented on the ground floor is a lovely residents' lounge, a dining room with waitress service and the manager's office. Also on the ground floor is a well equipped residents' laundry room and a guest suite. There are two lifts to all floors and there are also well lit stairwells.

Hall

4.70m x 2.20m (15'4" x 7'2") approx.

A welcoming and spacious hallway with attractive oak veneer doors to the accommodation and to the built-in store which houses the consumer box and central heating system. There is a further store with shelving and coat hooks for outdoor wear. Wall mounted security entry telephone and smoke detectors.



Lounge/Dining Room

6.49m x 3.22m (21'3" x 10'5") approx.

Enjoying a lovely atmosphere and with ample space for soft furnishings and for a dining table and chairs as required, a deep walk-in cupboard provides shelving storage. The doors open to a Juliet balcony and the room has dual aspect windows to the rear overlooking the communal grounds. Two ceiling spotlight fittings. Door to:

Kitchen

2.56m x 2.32m (8'4" x 7'7") approx.

Thoughtfully planned with an excellent range of wood style wall and base units incorporating long nickel rod handles, pan drawers, shelving and ample dark worktops with splashback tiling and a stainless steel sink with drainer and mixer tap. There is an integrated Bosch induction hob with stainless steel extractor hood above, a Hotpoint fan assisted oven, a fridge and freezer. A window to the side enjoys a leafy outlook and the room has ceramic floor tiles, neutral décor and a ceiling spotlight fitting.



Bedroom 1/Public Room 2

6.12m x 3.11m (20'0" x 10'2") approx.

Currently used as second sitting room, this adaptable room would make a great master bedroom, with ample space for soft furnishings. A window again enjoys a leafy outlook.

Bedroom 2

5.63m x 2.95m (18'5" x 9'8") approx.

With a window to the side, this double bedroom has neutral décor and carpeting and a built-in wardrobe with mirrored doors provides hanging and shelving storage.

Bathroom/Wet Room

3.05m x 2.80m (10'0" x 9'2") approx.

Generously proportioned and quality fitted with a white suite comprising of a bath with mixer tap, a wash hand basin built into oak style vanity storage units and there is a large mirror above with lighting. There is a WC and the walk-in shower area has a curtain and rail and grab handrails. There is tiling to all walls, non-slip flooring, an air extractor, a mirrored wall cabinet and a chrome heated towel rail.



Outside

Enjoying a southerly aspect, there are seating areas to the front of the building and mature well stocked shrubs. Upon entering, there is an area of lawn and a magnificent beech tree, and a drive gives access to the secure underground parking area. The superb south facing roof terrace with seating area and raised beds are well stocked, providing good colour throughout the seasons.

Parking spaces are available on application; waiting list may apply.

Location

Cults is a sought after suburb to the west of Aberdeen city centre and a wealth of local amenities including shops, cafes, a chemist and health centre are all close by. Regular public transport to the city centre is readily available.

Notes

Underfloor heating with thermostats to every room. Quality double glazing. EPC=B. Security entry system. Alarm pull cords connected to an onsite manager and personal alarm pendant. All fitted floor coverings, curtains, blinds, light fittings and appliances are included in the sale. There is wheelchair access for residents and a communal Sky dish. Many large items of furniture and household goods can be made available upon request.

Residents are required to have attained the age of 70 or over to qualify for the development. A monthly charge of approximately £905.00 per calendar month is payable for the maintenance and cleaning of the shared facilities, management and support services and this also includes a communal buildings insurance policy. Care packages may be available onsite via the Care Inspectorate Registered Care Agency. Full conditions of occupancy are available upon request.

Viewing

Please telephone 07740 589385 or the Selling Agent's Aberdeen Office.

Office Reference: WDB/AM/Aberdeen

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