



**24 Florence Court,**  
Cults, Aberdeen, AB15 9TD

**ledingham  
chalmers**  
estate agency



Lounge



Kitchen

## Well-presented, first floor, one bedroom retirement flat

- Sought after location
- Shops and local amenities close by
- Spacious and well-presented throughout
- Lounge with Balcony
- Contemporary Kitchen with integrated appliances
- Double bedroom with built in wardrobe



Bedroom



One bed.



One bathroom.



One public room.

**We are delighted to offer for sale this one bedroom retirement home, located on the first floor, which enjoys a particularly pleasing position within the Florence Court development.**

Designed for residents aged 70 and over, the development offers the opportunity to lead an independent lifestyle with plenty of time to relax whilst offering excellent support and facilities including comfortable and inviting residents lounge for socialising, a function room and a restaurant.

The complex also boasts a guest suite for visitors, laundry room, landscaped grounds and south facing roof garden with seating. The development is secured by 24 hour CCTV and a secure entry system.

The property itself is located on the first floor with a lift system in place to all floors. Viewers are firstly greeted by the welcoming entrance hall which provides access to all accommodation and features a useful storage cupboard.

The lounge is decorated in calming neutral tones with complimenting carpet and offers plentiful space for a variety of free standing furniture. French doors open up to a delightful, glass fronted balcony with a lovely outlook over the grounds.

Located directly from the lounge is the well-appointed kitchen which has been fitted with a good range of oak effect base and wall units with integrated appliances.

The spacious double bedroom is of fantastic proportion and features a built in double mirrored wardrobe.



Bedroom



Bathroom



Common Dining Room



Laundry

Completing the internal accommodation is the bathroom comprising bath, walk in shower, wc and wash hand basin nestled within a vanity unit.

Residents also enjoy the protection of an emergency call system connected to warden service with a personal pendant with call points in the bathroom, lounge, kitchen and bedrooms. An estate manager is available 24 hours to manage the day-to-day running of the development and deal with any residents' queries.

The service charge per month that applies to the property includes: Buildings insurance, Cleaning and maintenance of interior and exterior communal areas, 1 hour domestic assistance per week, and 24 Hour warden service. Please note this complex does not provide a lifting service for residents.

## Accommodation

Lounge / Diner	21'2" x 11'4"	6.45m x 3.46m
Kitchen	9'1" x 7'7"	2.77m x 2.31m
Bedroom	16'2" x 9'11"	4.93m x 3.02m
Bathroom	8'4" x 9'4"	2.54m x 2.85m



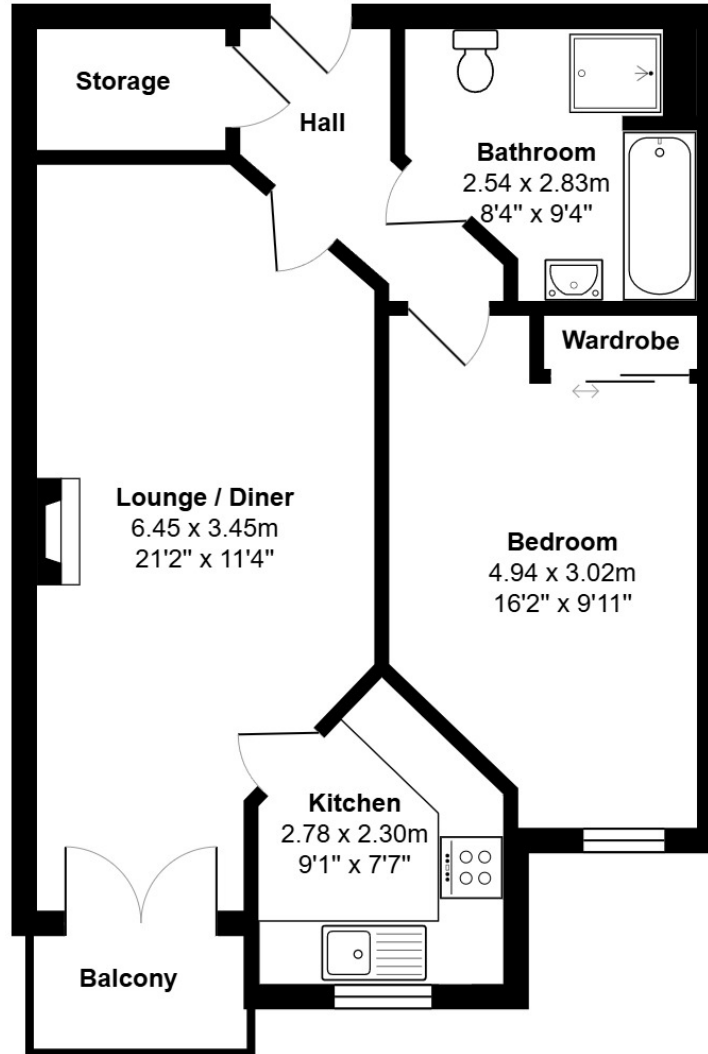
External



External

Floorplan

24 Florence Court



## Directions

Travelling from the city centre proceed west along Union Street continuing onto Holburn Street and at the first set of traffic lights turn right onto Great Western Road. Continue all the way along Great Western Road onto the A93 North Deeside Road and pass through the central suburb of Cults. Continue beyond Rowan Court Nursing Home and Cults Avenue on the right hand side and the development is situated a short distance along, immediately after a landscaped park area.

## Location

Cults is a delightful suburb situated four miles south west of Aberdeen. It lies on the banks of the River Dee and marks the eastern boundary of Royal Deeside. There is a variety of shopping facilities within Cults which include a hairdresser, Post Office, cards and gifts, chemist, supermarket, newsagent, florist, medical and dental practices. There is an excellent range of leisure facilities which include a tennis court, bowling club and also Deeside Golf Course.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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