



Flat 11 Thorngrove House,
500 Great Western Road, Aberdeen AB10 6PF

**ledingham
chalmers**
estate agency



Lounge (Virtually staged image)



Lounge



Kitchen

Spacious one bedroom retirement apartment within a desirable complex boasting lift access and parking

- Prestigious development in Aberdeen's West End
- Spacious lounge/dining room with tranquil garden views
- Generous double bedroom with fitted double wardrobe
- Residents' lounge with guest suite and laundry room
- Lift access to upper floors
- Desirable development for over 60's



One bed.



One bathroom.



One public room.

We are delighted to offer for sale this well presented ground floor apartment which forms part of the prestigious Thorngrove House retirement complex, set within mature landscaped grounds.

The development features well maintained communal areas and boasts a residents' lounge, with 40" screen TV, library on the first floor, lift to the upper floors, house manager, guest bedroom and communal laundry room. The entrance to the building has also benefited from upgrades, including glazed automatic sliding doors. In addition there is CCTV to the communal hall and entrances along with scheduled window cleaners and gardeners. The development is incredibly social, with residents enjoying many get togethers throughout the year, including film days in the lounge, Fish Suppers and events such as Burns suppers. All communal areas are managed by a factor, with a fee being payable.

The flat itself offers spacious living accommodation with a quiet and peaceful aspect overlooking the landscaped gardens to the rear. Residents can benefit from the added comfort of a Turnstall alarm which connects to a 24 hour monitoring centre for emergencies, with wearable pendants now being in place over the existing safety cords. The main Turnstall alarm unit is wall mounted in the hallway.

The hall has a sizeable walk-in cupboard providing excellent storage, with panelled doors leading to all of the living accommodation. There are additional storage facilities available within the development for the likes of suitcases to minimise the amount of items which are stored within the property.

The lounge is a particularly spacious room which can easily accommodate both lounge and dining areas. The room is decorated in neutral tones with cream carpeting, creating the perfect blank canvas.



Bedroom (Virtually staged image)



Bedroom



Shower room



Shower room

Patio doors from the lounge allows for direct access out into the communal garden grounds. There are a few slabs which allows for placement of outdoor seating to enjoy the peaceful views.

The kitchen is fitted with a range of light beech effect wall and base units with contrasting work surfaces and splash back tiling. A host of integrated and free standing appliance include a ceramic hob, over head extractor fan, fridge, freezer and oven. A window above the sink gives peaceful garden views.

The double bedroom is a generous room with fitted wardrobes providing excellent storage space and a large window flooding the room with ample natural light and enviable garden views.

Viewers will be impressed by the modern shower room, which was install in recent years and comprises large walk-in shower, vanity unit with inset sink, wc and stylish aqua panelling. A heated chrome towel rail completes the room.

Ample parking for residents and their guests can be found at the front of the buildings entrance.

In the case of joint or multiple occupancy of any dwelling, at least one occupant is required to be at least 60 years old, with no occupant being below the age of 55 years old.

The development factors are BeneFactors Property Management Limited, with the annual charge for this property being around £2144.28 (£178.69 per month).

Accommodation

Living Room	10'11" x 25'2"	3.33m x 7.67m
Kitchen	7'9" x 9'0"	2.36m x 2.74m
Bedroom	9'3" x 17'4"	2.82m x 5.28m
Shower room	5'11" x 6'8"	1.8m x 2.03m



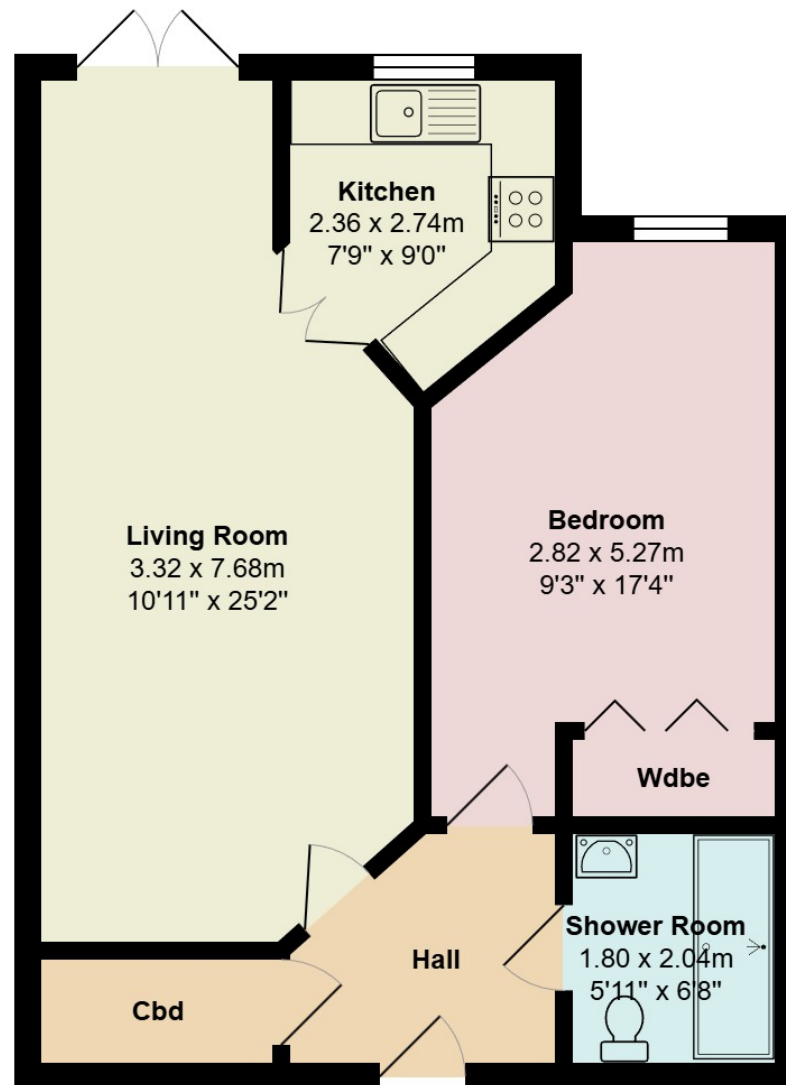
Exterior



Residents parking

Floorplan

11 Thorngrove House



Directions

Travelling from the city centre west along Union Street, continue on Holburn Street and at the first set of traffic lights turn right on to Great Western Road. After crossing Anderson Drive, turn right beyond the Mannofield shopping centre and Thorngrove House is situated just before Mannofield Church. Upon entering to the first left, then your first right before the lift. Number 11 is located at the end of the hall on the left.

Location

Great Western Road is situated in the west end of Aberdeen and affords easy access onto the main Aberdeen ring road which provides commuter routes to both north and south of the City. A short walk leads to Mannofield where there is an excellent range of local shopping facilities, including a supermarket and chemist; there is also good public transport which links the area to the City centre.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.