



27 Florence Court,
402 North Deeside Road, Cults, Aberdeen, AB15

**ledingham
chalmers**
estate agency



Lounge / Diner



Balcony

One bedroom second floor apartment

- Beautifully presented one bedroom retirement flat
- Balcony with views across the development
- Bright and airy Lounge / Diner on open plan
- Well equipped Kitchen with appliances included
- Good sized Double Bedroom with fitted wardrobes
- Excellent storage facilities throughout



Kitchen



One bed.



One bathroom.



One public room.

Forming part of the exclusive McCarthy & Stone assisted living retirement complex at Florence Court, we are delighted to bring to the market, this smart and well presented one bedroom second floor flat.

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.

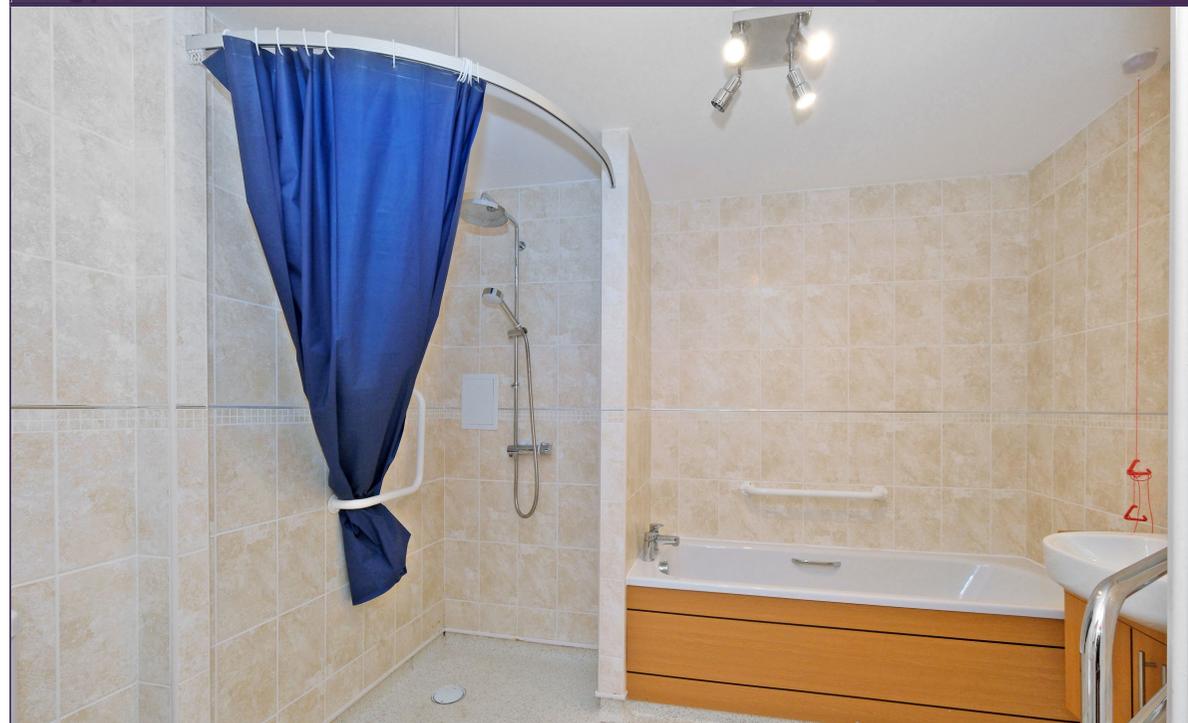
The complex also boasts a guest suite for visitors, laundry room, landscaped grounds and south facing roof garden with seating. The development is secured by 24 hour CCTV and a secure entry system and enjoys under floor heating throughout the whole complex as well as the apartment which has separate thermostat controls in each room.

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 during office 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.



Bedroom



Bathroom



Communal Lounge



Communal Lounge

The accommodation comprises: welcoming hall presented in neutral décor with attractive oak effect interior doors and laid with a neutral carpet. A large walk-in box room, off the hall houses the meters, electric boiler and electricity switchboard whilst also providing excellent shelved storage. Enjoying a front facing position is the tasteful and spacious Lounge with neutral décor and carpeting and featuring an attractive fireplace with a flame effect electric fire. There is a dining space with French doors opening out on to a delightful, glass fronted balcony with a lovely outlook over the grounds towards the North Deeside Road and the South Deeside hills beyond. A door from the lounge leads through to the kitchen, fitted out with a wide range of oak effect wall and base units with contrasting worktops and tiled splashbacks and incorporating an integrated high level oven/grill, a ceramic hob, integrated fridge freezer, stainless steel sink and drainer with window above to the front. Through the hall, there is access to the bright and spacious double bedroom, neutrally presented with a window to the front and fitted double wardrobe with sliding mirrored doors whilst completing the layout is the spacious bathroom, fitted out with a walk-in shower with mains fed rainfall shower, separate bath, wash hand basin and WC, chrome heated towel rail, fully tiled walls and laid with vinyl flooring.

The development is set in beautifully maintained communal grounds with a lovely seating area to the front of the building together with mature, well stocked borders providing seasonal colour, an area of lawn with lovely beech tree, and a driveway giving access to the secure underground parking area which also includes a mobility scooter charging bay; parking spaces are available on application. The superb south facing, and sheltered roof terrace has a seating area and raised flower beds.

Accommodation

| | | |
|----------------|---------------|---------------|
| Lounge / Diner | 23'0" x 10'4" | 7.01m x 3.15m |
| Kitchen | 7'11" x 7'3" | 2.41m x 2.21m |
| Bedroom | 15'9" x 9'8" | 4.8m x 2.95m |
| Bathroom | 8'4" x 9'4" | 2.54m x 2.85m |



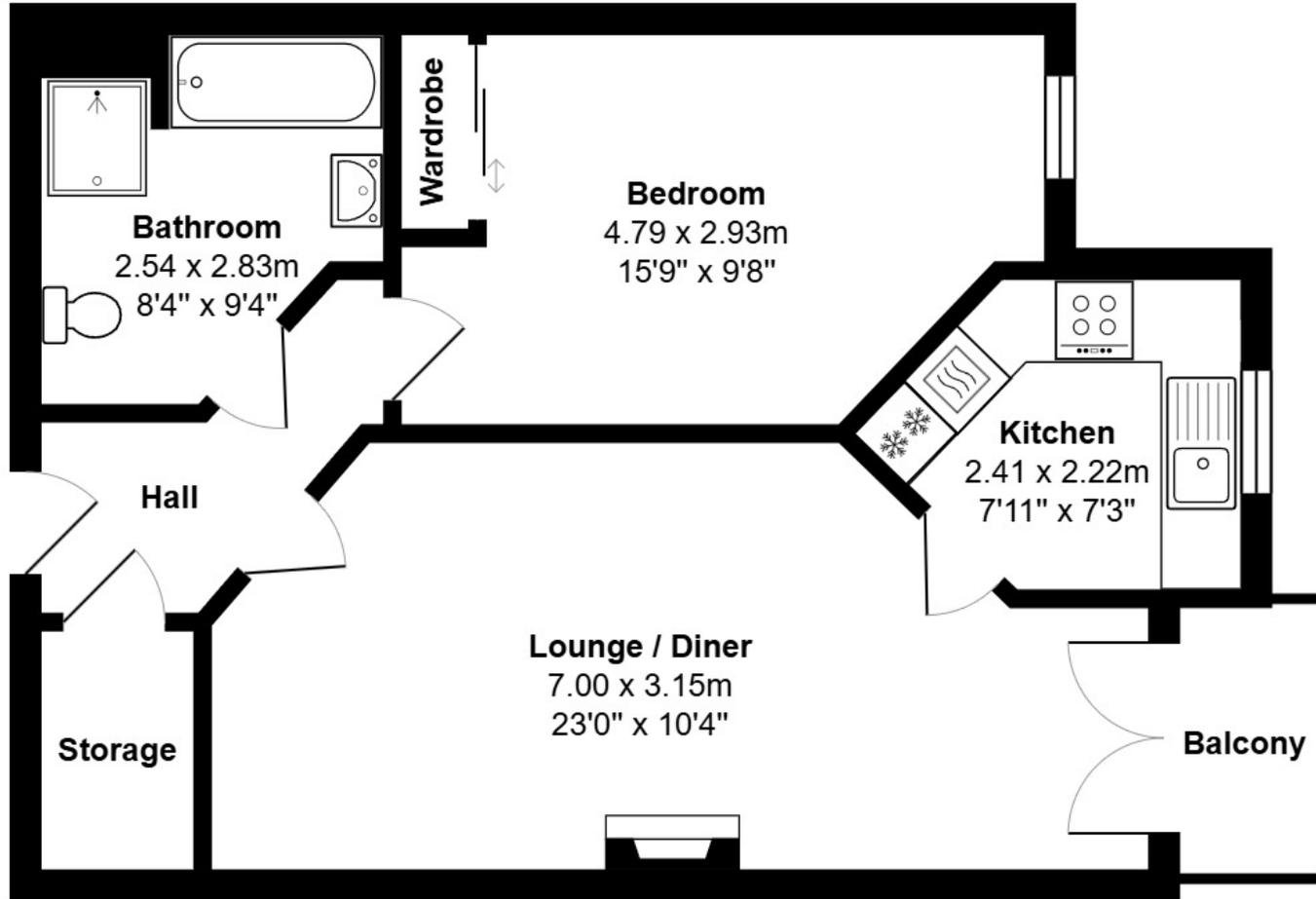
Exterior



Exterior

Floorplan

27 Florence Court



Directions

Leaving Aberdeen travel west along Great Western Road, continuing on to the North Deeside Road, the A93. On entering the village of Cults continue through the traffic lights and further pedestrian crossing. Florence Court is a short distance ahead on your right hand side.

Location

Cults is a very desirable and well established suburb lying on the North Deeside Road approximately 4 miles south west from Aberdeen City Centre. Cults is surrounded by beautiful scenery and leisurely walks can be enjoyed along the banks of the River Dee and further afield. A lovely drive can be enjoyed through delightful countryside to Royal Deeside. Florence Court is ideally located for public transport links situated on the main bus route to Aberdeen. There is also an excellent range of local facilities including hairdresser, post office, gift shop, grocery stores and medical centre. Leisure facilities are also well catered for with a tennis club, bowling club and Deeside Golf Club.

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 appointment telephone 07981 365918 or by arrangement with Ledingham Chalmers on 01224 632500

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