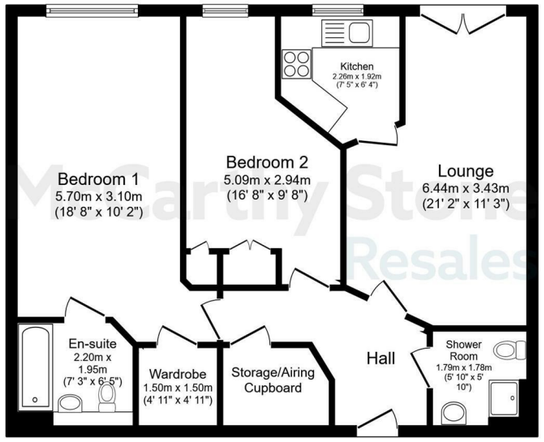
Excellent

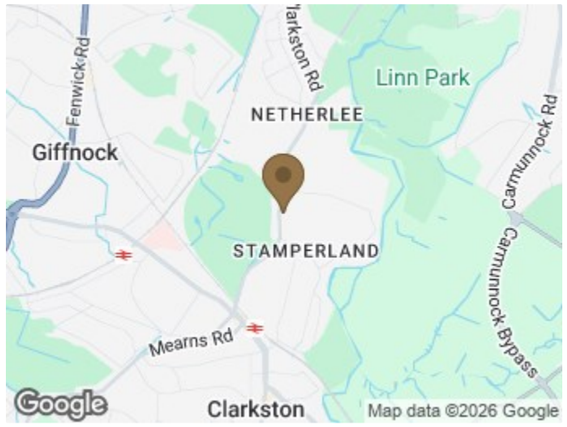
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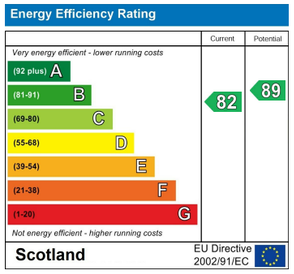
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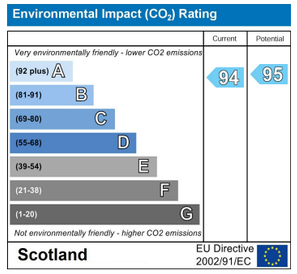



Total floor area 74.9 sq.m. (806 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman









## 22 The Fairways

823 Clarkston Road, Glasgow, G44 3UZ

2 | 2 | Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 The Fairways could be the ideal place for you. Contact our team to arrange an appointment to view.

## Fixed Price £249,000
## Freehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Key Features

- Two-bedroom first floor (Level 3) apartment
- Beautiful residents' lounge with social activities
- House Manager & 24 Hour Care-Line
- Roof Terrace
- Lift to all floor levels
- Attractive landscaped gardens
- Private residents' parking (Permit Scheme)
- Laundry Room & Refuse Store
- Walking distance to local amenities
- Early viewing recommended

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

# 22 The Fairways, Glasgow

2 | 2 | Fixed Price £249,000

## The Fairways
The Fairways was purpose built by McCarthy & Stone for retirement living. The development consists of just 28 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the shower room.

The development includes a beautiful Homeowners' lounge with kitchen facility, landscaped gardens and roof terrace. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the current fee is £250 per annum with an allocated space, check with the House Manager for availability.

It is a condition of purchase that single occupants must meet the age requirements of 60 years, in an event of a couple the second person must be over the age of 55 years.

## Local Area
The Fairways is situated in an enviable location in the Stamperland area of Clarkston, close to the local shops and Williamwood Golf Club. The main shopping area in Clarkston is located a short distance away on Busby Road and is home to a wide variety of shops, cafes and eateries. Leisure pursuits are well catered for in Clarkston with golf, bowling and tennis clubs all nearby. Transport links in the area are excellent, with bus stops directly outside The Fairways, and Clarkston railway station, on the main line between Glasgow City Centre and East Kilbride, a short journey away.

## Apartment Overview
Positioned on the first floor (Level 3) apartment 22 is a spacious two-bedroom retirement apartment, enjoying a desirable front-facing position within the development. Conveniently located near the residents' lift, the apartment also benefits from easy access to the roof terrace and guest suite, both situated on Level 4.

A welcoming entrance hall with a generous walk-in storage and airing cupboard. For added peace of mind, the apartment is equipped a 24-hour emergency call system with pull cords, and a secure door entry intercom system.

The bright and airy living room benefits a Juliet balcony allowing plenty of natural light to flood in. The feature fireplace with an attractive log-effect electric fire creates a focal point

The principal bedroom is generously proportioned with a spacious walk-in wardrobe. The room also features a fully tiled en-suite bathroom comprising a bath with overhead shower and screen, WC, vanity unit with wash hand basin, and mirror above.

The second bedroom is another excellent-sized double room with wardrobe and offers versatile accommodation, whether for guests, hobbies or a home office.

Completing the accommodation is the fully tiled shower room, fitted with a modern walk-in shower, WC, vanity unit with wash hand basin and mirror. A heated towel rail and wall-mounted fan.

This delightful apartment offers spacious, low-maintenance living in a welcoming retirement community, making it an ideal choice for those seeking comfort, convenience and peace of mind.

## Community Lifestyle
There is a welcoming and friendly community at the development, with the Residents' Lounge with kitchen facility, serving as the social hub for homeowners. A varied programme of regular activities and events helps foster a vibrant atmosphere, including carpet bowls, coffee mornings, afternoon tea gatherings, easy exercise sessions, movie nights and quiz evenings. Whether you are looking to socialise with neighbours, pursue existing interests or try something new, there are plenty of opportunities to get involved as much or as little as you choose. The communal facilities provide an ideal setting to relax, make new friends and enjoy the retirement lifestyle.

## Inclusions & Additional Notes
Inclusions: Carpets, curtains, blinds and integrated appliances

Services provided:
• Broadband (Check https://www.openreach.com/fibre-checker/standard-broadband for speeds)
• Mains water and electricity
• Electric room heating (Night Storage)
• Mains drainage

## Service Charges
Service Charge is £408.75 per month for the year ending 31/8/2027

• Cleaning of communal 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, the 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.

## Car 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.

## Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

