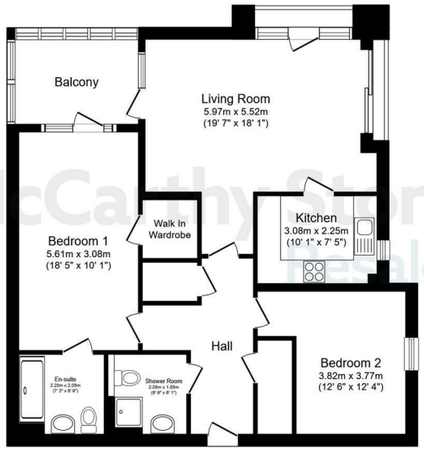
Excellent

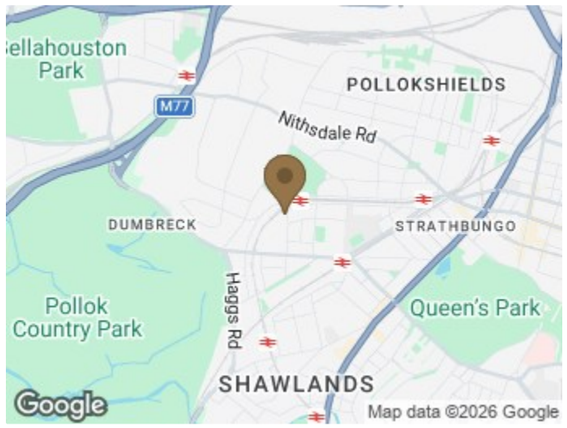
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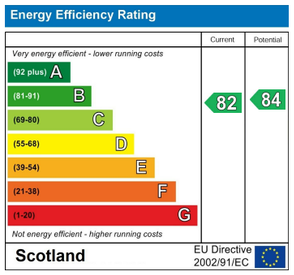
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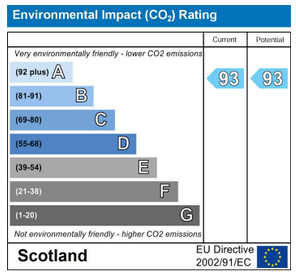


Total floor area 87.3 sq.m. (939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







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Registered in England and Wales No. 10716544

The Property Ombudsman







Flat 1/6 Merchants Gate

69 Springkell Avenue, Glasgow, G41 4EB

2 | 2 | Council Tax: E

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 Flat 1/6 Merchants Gate could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £285,000
Freehold

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

Key Features

- ****CLOSING DATE - WEDNESDAY 18TH NOVEMBER @ 12 NOON**** Beautiful first-floor dual-aspect apartment
- Spacious living room with generous balcony
- Modern kitchen with NEFF appliances
- House Manager on duty Monday to Friday
- Secure entry and emergency call system
- Retirement living within vibrant community
- Easy access to lift facilities
- Excellent transport links with nearby station
- Close to shops and services
- Residents' Car Parking (Permit scheme)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

Flat 1/6 Merchants Gate, Glasgow

2 | 2 | Offers over £285,000

Merchants Gate

Located on the renowned 'Avenues' in Pollokshields, our Retirement Living development features 30 stylish one bedroom and 26 two bedroom apartments within an affluent, leafy suburb in one of Glasgow's most exclusive addresses. The development benefits from being close to local amenities and transport links, including the shops and cafes on Nithsdale Road, Maxwell Park, and Maxwell Park train station.

Purposely designed so you can enjoy your retirement in style, the luxury apartments are decorated in an elegant, contemporary fashion, and will boast fully fitted kitchens with Neff appliances as well as energy efficient heating, raised height electrical sockets and double glazed windows. Shower rooms will feature a heated towel rail and illuminated mirror for a stylish finish. Selected apartments will also offer large balconies for enjoying the outdoors.

For extra peace of mind, the development is complete with a 24 hour emergency call system, camera entry facility and fire detection equipment. There is lift access to all floors for convenience, whilst a dedicated House Manager is present during office hours should you require assistance. Fantastic communal facilities include a homeowners' lounge for socialising with friends or neighbours, guest accommodation should family or friends want to stay, and beautiful landscaped gardens so you can enjoy the outdoors.

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

A desirable address in the Southside of Glasgow, the suburb of Pollokshields enjoys Victorian charm thanks to its distinctive architecture, whilst offering a wide variety of locally-owned shops, cafes and restaurants. Boasting an enviable location in Pollokshields, our development is situated on the edge of Maxwell Park, a well-maintained green space with plenty of trees and a small pond. There are a variety of local amenities conveniently close by, including a Morrisons supermarket and a Sainsbury's Local.

Pollokshields also enjoys a strong sense of community spirit and plenty of local attractions, including the famous Pollokshields Burgh Hall, designed by H. E. Clifford in the late 19th century, located at the edge of Maxwell Park. What's more, Pollok Country Park, home to Lochinch Playing Fields, Pollok Golf Course, Pollok House and Garden and the Burrell Collection museum, is approximately half a mile away from the development.

Glasgow city centre can be easily reached from our development, where you'll have the opportunity to discover the many attractions of this vibrant and cosmopolitan city, including the renowned Kelvingrove Art Gallery and Museum, Botanic Gardens and Glasgow Green to name a few. Pollokshields strong transport links include a reliable and regular bus service, as well as three train stations, the closest being Maxwell Park Station, just 500ft from your front door. From here, Glasgow Central Station is only a 10 minute train journey away. Ultra fast Broadband available

Apartment Overview

Beautifully presented and offered in excellent condition, this spacious dual-aspect two-bedroom apartment enjoys a prime first-floor position with easy access to the lift and communal facilities. The bright and welcoming living room opens onto a generous covered balcony, also accessible from the principal bedroom, with pleasant views over the communal grounds and towards Springkell Avenue.

The apartment features a contemporary fully fitted kitchen with integrated NEFF appliances including a fridge, freezer, oven, microwave, hob, splashback and cooker hood. There is a spacious principal bedroom with walk-in wardrobe and en-suite shower room, and a versatile second double bedroom currently used as a study and hobby room. Additional benefits include a modern guest shower room, excellent storage throughout, double glazing with fitted blinds, secure entry system, and a 24-hour emergency call system. A stylish and comfortable home, perfectly suited to retirement living within the vibrant Merchants Gate community.

Community Lifestyle

Merchants Gate offers an abundance of social activities for homeowners who wish to get involved and enjoy the vibrant community atmosphere. Residents can take part in the popular weekly Coffee Morning every Tuesday, Chair Yoga, Ladies' Night, Men's and Ladies' Movie Nights, a monthly fish supper, and a variety of interest groups including Walking, Gardening, Table Tennis, Knit & Natter, and Carpet Bowls. There's also a monthly Quiz Night, the FABS exercise programme, Whist on Fridays, Scrabble afternoons on Tuesdays and Thursdays, and Dominoes every Thursday at 11am. With such a wide range of activities on offer, there are plenty of opportunities to socialise, stay active, and become part of this welcoming community.

Inclusions & Additional Notes

Curtains, blinds, floor coverings and integrated appliances.

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Car Parking

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.

Service Charge

Annual Service Charge is £3,496.44 (£291.37 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 (1% contribution upon Resale price) includes internal and external redecoration of communal areas
- Buildings insurance (Excludes Home 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.

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.





