

Flat 4, 55 Princes Court

ADDRESS LINE TWO



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*A beautifully presented one bedroom ground floor apartment
situated within an over 60's retirement development*



We are delighted to bring to the market a well-presented, one-bedroom, ground floor apartment, lying within a small, private, retirement development (Over 60's). Number four enjoys a preferred position with tremendous views of the surrounding area.

There is a private car park offering visitors and residents parking allocation, with external lighting. There are beautifully kept, colourful garden grounds with pathways leading to several seating areas. Princes Court has the benefit of a property manager/warden and a laundry room. A video security entrance system leads to an attractive entrance hall, where there is the choice of either stairs or an elevator.

THE LOUNGE



Internally the property comprises a welcoming entrance hallway, with a range of mirrored wardrobes - that allows access to all apartments. The Immediately impressive lounge is flooded with natural light and interesting views of the surrounding area can be enjoyed from this spot and the feature fireplace is the key focal point of the room. The kitchen has been fitted to include a modern range of floor and wall mounted units with a complimentary worktop. It further benefits from a host of integrated appliances.

THE KITCHEN





The master bedroom is a spacious room and benefits from a range of fitted wardrobes and has space for additional free-standing furniture if required.

The impressive shower room completes the accommodation internally.

The flat also benefits from white meter electric heating and double glazing throughout for additional convenience and comfort.

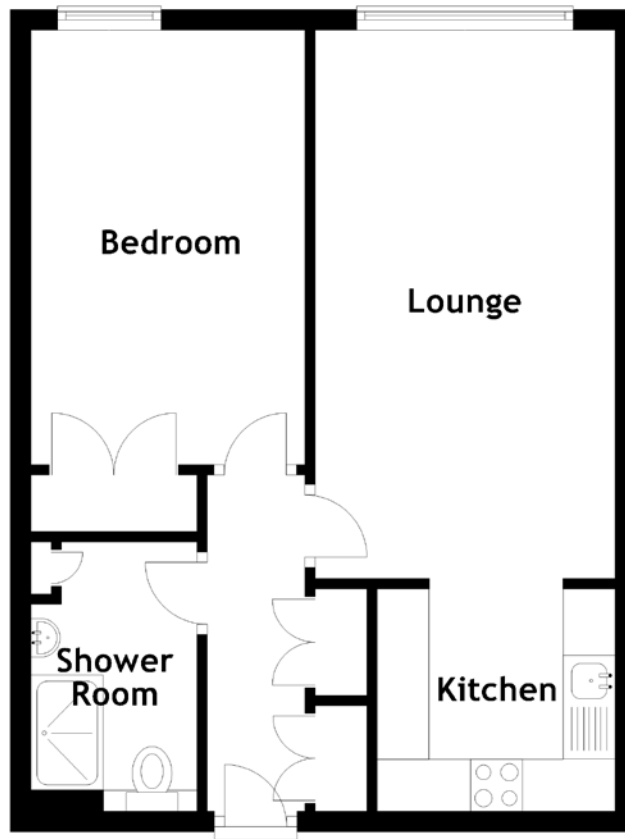
THE SHOWER ROOM



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP



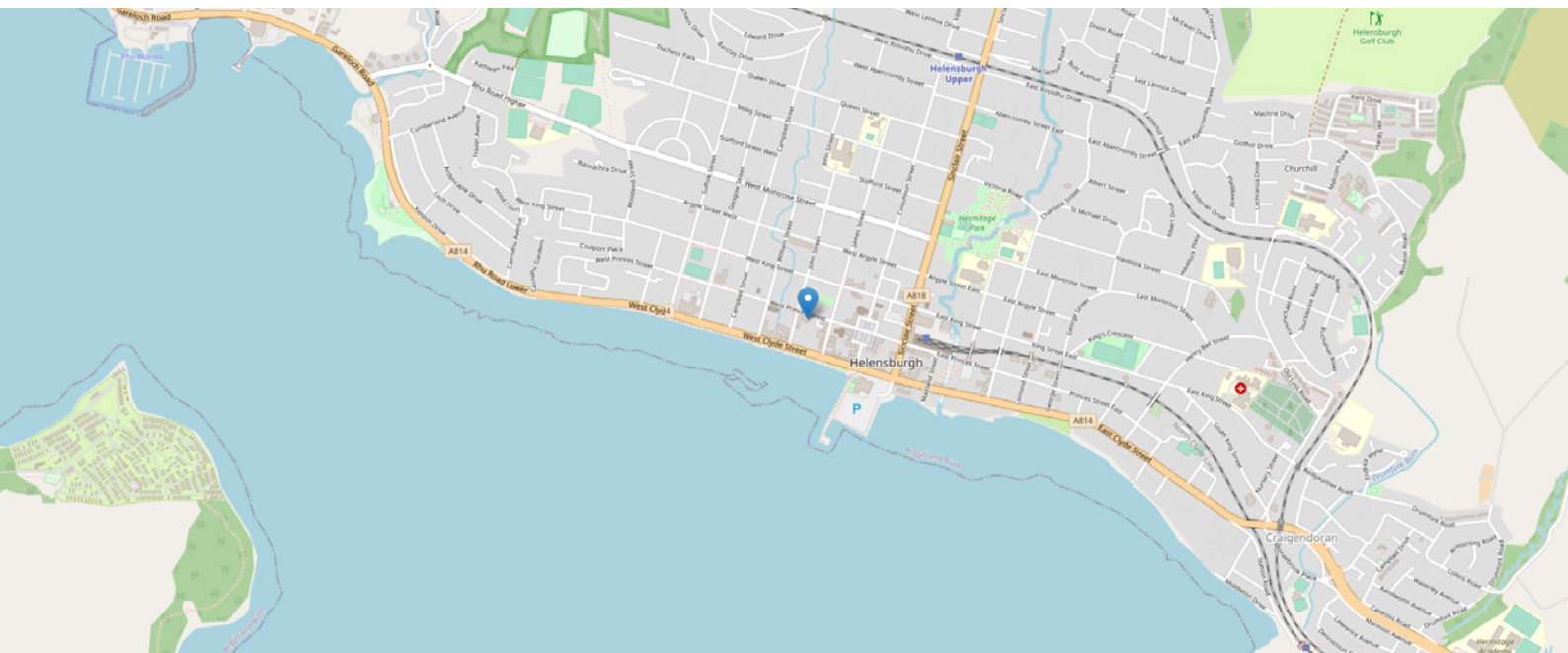
Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 2.90m (9'6")
Kitchen 2.30m (7'7") x 2.15m (7'1")
Bedroom 4.20m (13'9") x 2.65m (8'8")
Shower Room 2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m2): 42m²
EPC Rating: C

Buyer's Premium Value: £3500.00

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable. The property is factored and the services include the maintenance of the gardens, communal stairway cleaning and building insurance.



THE LOCATION

Helensburgh today acts as a commuter town for nearby Glasgow, and serves as a main shopping centre for the area and for tourists attracted to the seaside resort. Helensburgh is also influenced by the presence of the Clyde Naval Base at Faslane on the Gare Loch, a major local employer.





The seafront has an indoor swimming pool, an esplanade walk, a range of shops, cafes, pubs, sailing facilities including Helensburgh Sailing Club, and situated just beyond the town boundary lies its marina. The streets are built on a gentle slope rising to the north east, and at the brow of the hill a golf club has views looking south out over the town to the Clyde, and to the north across nearby Loch Lomond to the Trossachs hills. A variety of primary and secondary schooling is available within the town and the seafront lies within a short stroll.



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