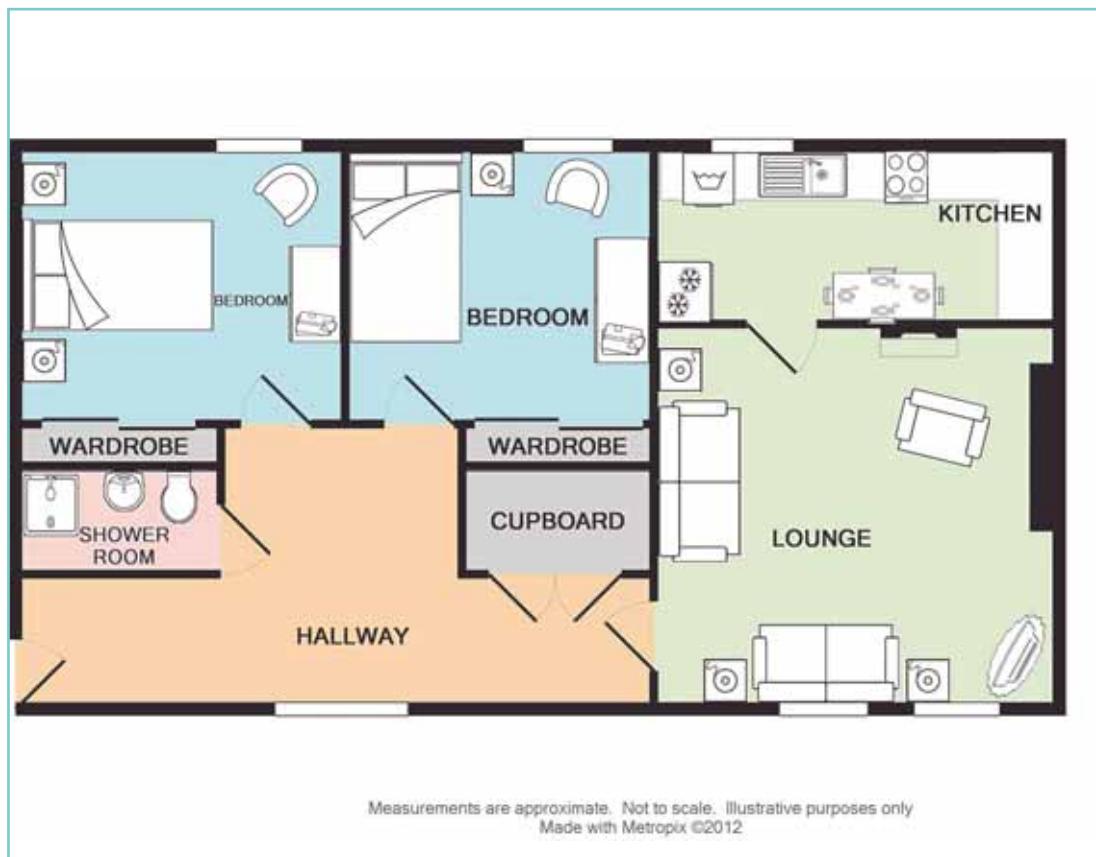


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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LOTHIAN EH41 3JS
TEL: 01620 825368 FAX: 01620 824671
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HADDINGTON
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RETIREMENT FLAT
LOVELY, SUNNY AND BRIGHT 1ST
FLOOR FLAT
WITH PLEASANT OUTLOOKS

GREATLY UPGRADED AND
MODERNISED

CONVENIENT CENTRAL LOCATION
- ON-SITE MANAGEMENT

ENTRANCE HALL
LOUNGE/DINING ROOM
FITTED KITCHEN
2 DOUBLE BEDROOMS
SHOWER ROOM
DOUBLE GLAZING
ECONOMY ELECTRIC HEATING

INTERNAL LIFT
WHEELCHAIR ACCESS
SHARED PARKING
RESIDENTS SUN LOUNGE AND
GARDENS
SECURITY ENTRY SYSTEM

VIEWING:
TELEPHONE GSB PROPERTIES
01620 825368

GENERAL DESCRIPTION

Knox Court is a popular retirement housing development situated within the historic Knox Institute, a former and quite impressive school building which had been sympathetically extended and converted several years ago. It occupies a convenient central location within a short walk to the town centre and is virtually on the doorstep for local and city bus routes. The development comprises thirty eight private flats, a managers office, guest suite, shared sun lounge, lift, well-maintained gardens, drying room and car parking to the front of the property.

Haddington is the county town of East Lothian and, as such, has an excellent shopping centre and a wide range of leisure and recreational facilities. The town is surrounded by typically beautiful East Lothian countryside with the Lammermuir Hills to the south and a fine coastline to the north, both being easily accessible for those with a car.

The property offered for sale is a bright and sunny first floor flat which is positioned in the newer extended part of the property and it enjoys pleasant open outlooks to both the front and side of the building. This comfortable accommodation offers surprisingly spacious living accommodation and has been completely upgraded and modernised to include a modern fitted kitchen, shower room, fitted with a modern white suite with a double shower compartment with electric shower unit and glass screen doors, all new carpets and floor coverings, internal doors and new hot and cold water tanks. In brief, the accommodation comprises entrance hall, lounge/dining room, kitchen/breakfast room, 2 double bedrooms and shower room. There is also good storage/wardrobe space and it is an easily and economically run home with white meter electric heating, upgraded with modern Dimplex heaters and double-glazing.

This is a lovely home, tastefully decorated throughout, in pristine, ready-to-walk-in condition. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL

Entered through a solid wood front door to spacious T-shaped hall. Window overlooking the side of the building. Built in storage cupboard and fitted carpet.

LOUNGE/DINING ROOM

KITCHEN
BEDROOM 1
BEDROOM 2
SHOWER ROOM

4.80m x 3.63m (15'9" x 12')
3.60m x 1.83m (11'9" x 6')
3.77m x 2.93m (12'4" x 9'7")
3.76m x 2.51m (12'4" x 8'3")
1.70m x 1.61m (6'3" x 5'7")

EXTRAS

Included in the sale are all fitted carpets, light fittings, blinds, cooker, fridge/freezer, washing machine and two sideboards/storage cupboards in the hall.

COUNCIL TAX BAND – C

SHARED AMENITIES

Within the development there is a sun lounge at ground floor level, which is used as a general meeting place and has doors out to a sheltered and well-maintained south facing sunny garden area. There is a shared off-street parking area to the front of the building. The facilities provide a very active social community with many internal and external events offered to all residents.

MANAGEMENT CHARGES

The management charge is currently around ££122 per month and covers the following services:-

- Non resident, full-time manager on site from 9.5 pm
- Full exterior maintenance of the building including paint work and washing windows.
- Maintenance, cleaning, redecoration and heating of all the internal common areas including lighting of stairs and landings.
- Maintenance of communal gardens, paths and parking area and supply of light to same.
- Provision and maintenance of common TV aerial, warden call system, fire fighting equipment etc.
- Provision of block buildings insurance.
- Internal lift and wheelchair access.
- Security entry system.

