



10 CUMBRAE COURT, NELSON STREET, LARGS

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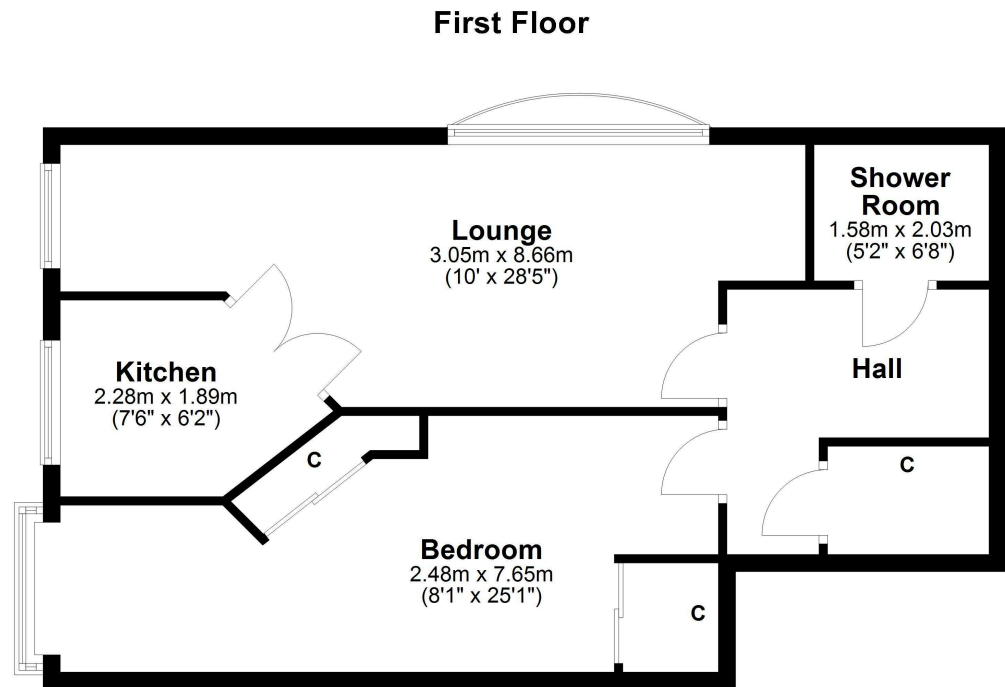
Cumbræ Court is a modern development of 43 apartments located within yards of the seafront promenade and town centre comprising designed for independent retirement living. Residents are accepted at 60 years of age with the complex having a House Manager, residents lounge, guest suite, laundry and secure gated parking and pedestrian entry. The development has both stair and lift access to all flats. 10 Cumbræ Court is a first floor apartment with Firth of Clyde views from the lounge.

In more detail the development is accessed through a secure gated entrance on Nelson Street via an entry phone system. A residents lounge area gives lift access to all floors in the development. Upon entering the apartment a reception hallway with a walk in storage cupboard leads to a lounge/dining room with glazed French doors opening to a Paris balcony with promenade and Firth of Clyde views. The lounge has doorway access to the kitchen which is fitted with a range of modern wall and base units with integrated appliances to include ceramic hob, oven and fridge. The apartment has a spacious double bedroom with built in wardrobe storage. The shower room is fitted with a white three piece suite to include WC, wash hand basin and walk in cubicle with electric shower .

In addition to the above, the property has double glazing, electric heating and warden alarm system. On the ground floor of the development there is a well maintained communal lounge, residents laundry room, secure gated car park with charging hut for electric mobility chairs and an attractive outdoor seating area for residents and guests.

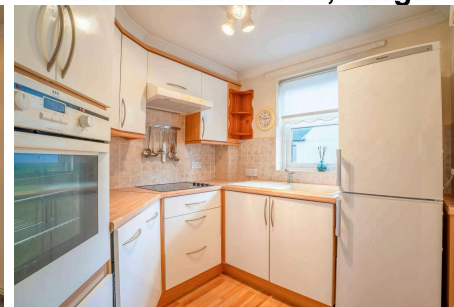
ENERGY RATING: C

COUNCIL TAX: D



Total area: approx. 62.4 sq. metres (672.1 sq. feet)

10 Cumbræ Court, Largs



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they a guarantee. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water mains or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.



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