



Flat 4 Riverton Court, 180 Riverford Road  
Glasgow | G43 2DE

pattison & co

## Ground Floor Retirement Flat



### **Flat 4 Riverton Court, 180 Riverford Road, Glasgow, G43 2DE**

This is a well-presented one-bedroom ground floor retirement apartment in the sought-after Riverton Court development in Newlands built by McCarthy and Stone. This rarely available apartment offers flexible and spacious accommodation with welcoming views on to the development's beautifully manicured gardens. The property enters by secure entry. The sitting room is bright and spacious with patio doors leading out to the communal gardens and French doors to the kitchen. The kitchen is fitted with a range of wall and floor mounted units, oven, hob and extractor fan. The bedroom is a spacious double with built in wardrobes. The accommodation is completed with the bathroom which is tiled and fitted with a three-piece suite. The property specification includes full double glazing and electric storage heating and a 24-hour care-line service with alarm chords in every room. The apartment is entirely wheelchair accessible with widened doors and space for turning. There is a residents' lounge and laundry room, both located on the ground floor with a House Manager also located on-site. The retirement apartments in this development have an age restriction of 60 years of age minimum for a single person. The property is located close to Kilmarnock Road in Shawlands which offers a wide variety of shops, banks, cafes and restaurants and a post office catering for day to day requirements along with a large Morrisons supermarket only a few minutes away.



All room measurements are taken at the longest and widest point:-

Living Room: 4.07m x 6.50m

Kitchen: 1.80m x 3.50m

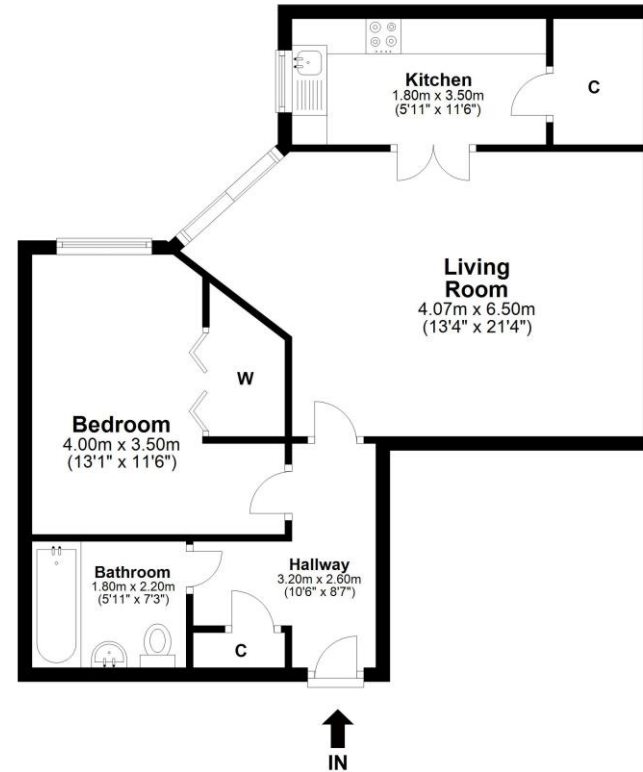
Bedroom: 4.00m x 3.50m

Bathroom: 1.80m x 2.20m

Hallway: 3.20m x 2.60m



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Total area: approx. 57.0 sq. metres (613.6 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.