



## 20 Kerfield Court

Dryinghouse Lane, Kelso, TD5 7BP



2 bed



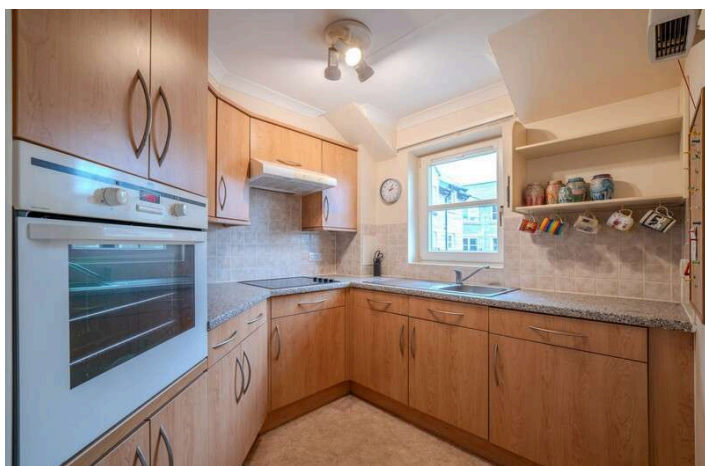
1 public



1 bath



Well Appointed Two Bedroom First Floor Retirement Apartment With Lift Access Forming Part Of An Exclusive And Highly Regarded Retirement Complex Within Easy Walking Distance Of The Town Centre.



Positioned on the first floor with available lift access, this spacious two bedroom apartment is situated quietly to the rear of the highly regarded McCarthy & Stone retirement Kelso development. This well-appointed apartment benefits from excellent levels of natural light, pleasant outlooks and is comfortably presented making for ideal accommodation for a couple or single occupant. Within the development there are various shared facilities available including the residents' day room and laundry room whilst the apartment is fitted with a 24 hour emergency call system. The apartment is ideally located only a short distance from the centre of town where a range of local shops, modern health centre and amenities are available.

## LOCATION

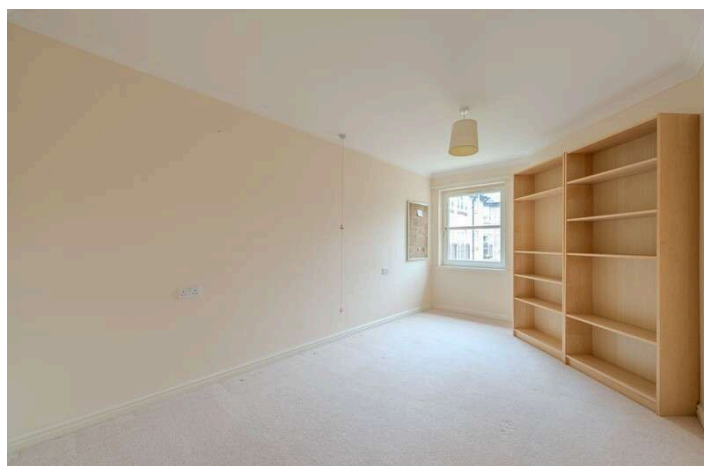
Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

## HIGHLIGHTS

- Rarely Available Two Bedroom Apartment • Sought after Retirement Complex • Bright and Spacious Accommodation with Neutral Decor
- Quietly Situated to the Rear of the Development • Within Close Distance to a Full Range of Local Amenities • Private Residents Parking • Shared Facilities Including Day Room and Communal Garden

## ACCOMMODATION

Internally, the accommodation is finished in light and welcoming tones, making this a lovely home for those looking to downsize to a residential community with good shared facilities and easy access to the town and amenities. A lift directly opposite the communal hall and reception area makes it easily accessible for those with limited mobility, extending to the first floor where 20 is situated. With a neat hall opening to a bright dining lounge, the main reception room provides ample space for lounge and dining furnishings, with a lovely aspect over the communal gardens. Glazed double doors then open to the adjoining fitted kitchen; with good storage and counter space, the kitchen is finished in a neutral colour palate with picture window, tiled splashbacks, integrated appliances. From the hall, bedroom one is a well-proportioned double with large window allowing plenty of light, with fitted wardrobes and mirrored fronts. The neighbouring second bedroom is also a double. The spacious bathroom is fully tiled and fitted with a three piece suite.



## EXTERNAL

Communal garden grounds extend around the property and are neatly presented with good sun throughout the day. Private residents parking is situated to the rear.

## SHARED FACILITIES

All rooms are fitted with a 24 hour emergency call system to provide immediate assistance if needed. There is a House Manager on-site during week-days to deal with the day to day running of the development, including organising the maintenance of the building and landscaped gardens, the cleaning of communal areas, external window cleaning. A shared laundry room is fitted with washing machines and driers. There is a large resident's day room in addition to a guest suite where, for a small fee, family and friends can stay.

## SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating. An annual management fee is payable of approximately

## COUNCIL TAX & ENERGY EFFICIENCY

Council Tax Band D and Energy Efficiency Band C.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE AND MARKETING POLICY

Offers Over £195,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.