



ROLLOS

37 ARGYLE COURT

ST ANDREWS KY16 9BW

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£750 PER CALENDAR MONTH

- Retirement Flat
- 24 Hour response line
- Lounge
- Kitchen
- 2 bedrooms
- Shower room
- Electric central heating
- Double glazing
- Lift

This first floor apartment forms part of a luxury complex of retirement homes. It enjoys a wonderful location within a short walk of the town centre and is close to all amenities including shops, golf courses, beaches, restaurants, theatre etc.

The flat benefits from off-peak electric central heating backed up with sealed unit double glazing throughout. The front door opens into the hall which gives access to all accommodation and is fitted with two double storage cupboards with mirror fronted sliding doors. The Lounge is bright with a large window. There is a stunning bespoke fitted kitchen with granite worktops and integrated appliances. The flat has a good sized double bedroom with fitted robes, and a bright window. The second room is a single with fitted robes. The bathroom is newly fitted with a modern suite and walk in shower. The flat is fitted with a secure entry phone system and also a hard wired alarm system with connection to Bield Response 24, who provide an emergency call out service.

Argyle Court is a very well provided retirement complex situated in an ideal location in the heart of St Andrews. It is within walking distance of all amenities including shops, churches, bus station and taxi ranks. Residents must be over the age of 50 (female) or 55 (male) and are able to enjoy the numerous facilities and communal areas such as the large residents lounge with kitchen, the prize winning landscaped gardens and the private car park. It is very well maintained and offers a warm, welcome and sociable atmosphere. A lift serves all floors and all flats are fitted with a security system connected to the emergency alarm system in case of emergencies. There is a house manager and caretaker/gardener who maintains the common areas and provide a welcome to guests and visitors. In addition to the rent there is a monthly fee for services within the complex which are £200 pcm,

Landlord Registraion Number - 445335/250/26571 - 445354/250/26021

EPC - D



ROOM SIZES

INCLUDED

SERVICES

VIEWING

By Appointment Through Our St Andrews Office
Telephone 01334 477700

COUNCIL TAX BAND E

EPC RATING D

FLOOR AREA sq m



ROLLOS

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Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of a closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offer.

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