



9 Kerfield Court, Dryinghouse Lane  
Kelso, TD5 7BP

£740 Per Month



Well appointed ground floor retirement apartment, forming part of an exclusive and highly regarded retirement complex within easy walking distance of the town centre.

Entrance Hallway, Spacious Lounge, Fitted Kitchen, Master Bedroom with Ensuite, Further Double Bedroom, Showerroom.

Landlord Registration No. 1070112/355/08071  
EPC C

LARN1903091



9 Kerfield Court is a particularly well appointed ground floor retirement apartment, forming part of this exclusive and highly regarded retirement complex. The minimum age requirements for residents is 60 years of age. The apartment itself enjoys a very pleasant ground floor location overlooking the landscaped garden and within easy walking distance of the town centre. The communal amenities within the complex include a residents lounge, lift, laundry room, private parking, on site warden and maintained grounds.

#### LOCATION

Kelso is perhaps the most attractive town in The Borders with its 12th century abbey, cobbled square and bustling Town Centre offering a good variety of shops and restaurants. The Town draws many visitors throughout the year and has excellent facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing.

A secure entry door with entry door system on the ground floor opens into the communal foyer area with residents lounge and laundry etc off. Number 9 is situated on the ground floor.

A timber entrance door opens into a particularly spacious and welcoming entrance hallway with excellent storage provided by two built-in cupboards, one of which houses the central heating system. The Lounge is a spacious room with ample space for a dining table and chairs with a lovely focal point being provided by the electric fire and surround. Doors open onto a garden area with grass and shrubs. Further double doors off the lounge lead to a well equipped and well planned kitchen fitted with ample base and wall units with stainless steel sink and drainer to the side, built in appliances include AEG hob with extractor hood over, AEG oven, under counter fridge and freezer. Located off the entrance hallway are the 2 Bedrooms and the Showerroom. The main bedroom is a good sized double room with excellent storage provided by the built in wardrobes with mirrored doors and a useful spacious ensuite showerroom. The second Bedroom is also a good sized

double room. The Showerroom has fully tiled walls and is fitted with a white suite comprising WC, wash hand basin with vanity unit below and a walk in shower enclosure with folding shower seat.

#### EXTERNAL

Communal landscaped garden areas and ample parking spaces.

#### SHARED FACILITIES

All rooms are fitted with a 24 hour emergency call system to provide immediate assistance if needed. The House Manager is on-site during week-days to deal with the day to day running of the development. A shared laundry room is fitted with washing machines and driers.

#### COUNCIL TAX

Band D

#### ENERGY PERFORMANCE CERTIFICATE

C

#### LANDLORD REGISTRATION NUMBER

1070112/355/08071 and 1070397/355/08071

#### SERVICES

Mains water, electricity and drainage. Double glazing. Electric heating.

#### ADDITIONAL INFORMATION

Rent: £740 per month including Management Fee plus Council Tax. The management fee covers maintenance of the ground, an on site warden, a 24-hour emergency call system and communal facilities such as a residents lounge & laundry. Minimum age restriction of 60 years applies.

One month's deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. Available unfurnished. No smoking allowed on the premises.