

Property for Sale

Estate agency division of Jack Brown & Company Solicitors



STRATHMORE COURT FORFAR

1&2 BEDROOM RETIREMENT APARTMENTS

Want to Sell Your Home? We'll buy it from you for one day only. Come along to McCarthy & Stone's Part Exchange Day at Strathmore Court on Friday 20th November 2009 between 11am – 3pm to find out how we can guarantee you a sale on your existing home.

**PART EXCHANGE DAY FRIDAY 20th
NOVEMBER**

PRICES FROM £99,450

Strathmore Court

Strathmore Court is the first development of its kind in Forfar, consisting of 42 apartments; a mix of 29 one beds and 13 two beds. There is a good selection of 1& 2 bedroom apartments still available for sale and our beautiful show complex is open for viewing 5 days a week.

Forfar is a thriving attractive town that lies within the Strathmore Valley and is surrounded by countryside ideal for walking, fishing and golfing. Having retained much of its traditional character, it has an attractive village feel and offers excellent amenities and services to residents and visitors alike. The site itself is ideally situated next to the Co-op supermarket and health centre, and is approximately 0.2 miles to the town centre where regular bus services operate and all amenities can be found.



EXAMPLE INTERIOR PHOTOGRAPHS



Property To Sell?



Part Exchange



No Agents' Fees

Part Exchange

Your way to a happier retirement

A flexible way to help relieve most of the worries of trying to sell your existing home.

The simple way to move

With the Part Exchange Scheme you can avoid the trouble and cost of dealing with estate agents, and the uncertainty of whether you will ever be able to move. Once you have decided which apartment you would like to buy and you have accepted a Part Exchange offer on your existing property, things can move along very quickly.

A flexible scheme

Because the Part Exchange scheme is so flexible most types of residential property can be considered, whether they have a higher or lower value than our apartments.

How does it all actually work?

Once you have decided to buy, a reservation is made by the Sales Consultant at your chosen development. At no cost to you, up to three local Estate Agents and/or Surveyors will view your existing property and provide a report from which a price for your existing property can be agreed*.

Solicitors are instructed and the sale and purchase will proceed to exchange of contracts or conclusion of missives (Scotland only) and completion without delay.

No Estate Agent's fees

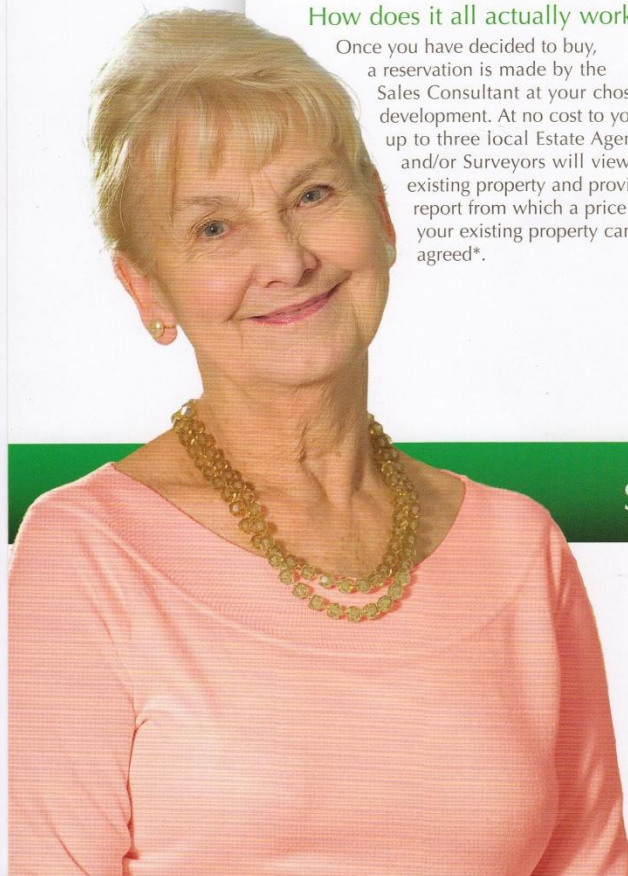
With Part Exchange not only do you avoid paying any Estate Agent's fee, there could be no need to prepare a Home Information Pack for your property prior to selling.

Let's talk it over

If you think Part Exchange could be the solution to the problems of selling your property and owning a brand new retirement apartment, why not visit our show complex and talk it over with one of our Sales Consultants?

You may also like to consult with your solicitor – or indeed with your family – before making a decision.

*Agreement is subject to survey, contract and to terms and conditions of the Part Exchange Company.



Security and independence



McCarthy & Stone

RETIREMENT LIVING

www.mccarthyandstone.co.uk



Property To Sell?



Part Exchange



No Agents' Fees

The benefits of Part Exchange

Hundreds of our customers, year after year, are taking advantage of Part Exchange as the simple solution to a quick and easy move

- 1 When selling a property you often have the burden of showing strangers around your home, a number of which may be time wasters. With part exchange the part exchange company are responsible for any viewings which take place while you are still in the property, so you avoid this hassle.
- 2 How many times have you experienced first hand, or heard of others who have seen their property sale fall through at the last minute because of a problem further down the chain of buyers? Part Exchange will eliminate the delays and disappointments associated with collapsed chains.
- 3 Similar delays caused by mortgage availability for prospective purchasers are also avoided, as Part Exchange is comparable to a cash buyer.
- 4 Because the sale of your current property is simultaneous with the purchase of your new retirement apartment, the need for any potentially costly bridging loans is avoided.
- 5 Acceptance of a Part Exchange offer guarantees the price of your new apartment, even if other property prices are still rising.
- 6 The speed of Part Exchange is a major benefit. An offer can normally be made on your existing property within 3 days of receipt of valuation.
- 7 There are no Estate Agent fees to pay with Part Exchange and no hidden extras or fees.




McCarthy & Stone
 RETIREMENT LIVING

www.mccarthyandstone.co.uk

04/08

**CONTACT: NADINE ROBERTSON
 TAYSIDE PROPERTY ONLINE
 27 WEST HIGH STREET, FORFAR
 DD8 1BE TEL: 01307 464443 FAX: 01575 520229**