

The Walled Gardens,  
Abbey Park Avenue  
St Andrews  
KY16 9JW

| Apartment<br>Number | Beds | SQ.FT. | Shared<br>Ownership Price*** |
|---------------------|------|--------|------------------------------|
|---------------------|------|--------|------------------------------|

Ground Floor

|    |   |     |          |
|----|---|-----|----------|
| 19 | 1 | 723 | £180,000 |
| 20 | 1 | 710 | £183,750 |
| 65 | 1 | 710 | £255,000 |
| 66 | 1 | 423 | £186,750 |

First Floor

|    |   |     |          |
|----|---|-----|----------|
| 23 | 1 | 723 | £182,625 |
| 67 | 2 | 794 | £206,625 |
| 70 | 1 | 794 | £189,950 |

Second Floor

|    |   |     |          |
|----|---|-----|----------|
| 25 | 2 | 794 | £204,375 |
| 73 | 2 | 794 | £208,125 |
| 74 | 1 | 723 | £191,250 |

Third Floor

|    |   |     |          |
|----|---|-----|----------|
| 29 | 2 | 794 | £205,125 |
| 31 | 1 | 423 | £187,125 |
| 78 | 1 | 723 | RESERVED |

\*\*\*Please note that this is the 75% share and Occupancy and Management charges apply\*\*\*

Show Apartments are open 11am - 5pm Friday to Monday or by appointment



# The Walled Gardens

Abbey Park Avenue,  
St Andrews KY16 9JW

# Description

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The Walled Gardens in St Andrews is ideally placed, close to the heart of the town enjoying an attractive setting and is a purpose built development of new build apartments by Bield Housing & Care. The generously proportioned apartments include lifestyle features you would expect from a high quality development incorporating great design, excellent energy efficiency and quality security measurements.

Ease of access is an important feature with lifts serving every floor, step free entry points and generous parking provision.

This thoughtful approach to design means you have the peace of mind knowing that Bield have brought more than 40 years of experience to planning your new home.

Purchasers can initially purchase a 75% share of the property , whilst the remaining 25% share will be held by Bield. Buyers will have the option to purchase the remaining 25% balance, which can be purchased in increments following a one year qualifying period. To qualify as a purchaser at The Walled Gardens the apartment should be your primary UK residence and you should be a minimum of 60 years of age. However, the minimum age requirement may be lowered for certain medical conditions.

\*Note - Full details on all shared ownership options and criteria are available from the selling agents.

Unlike many developers , Bield is also the factor for this development and will provide ongoing management and maintenance service at The Walled Gardens. Bield takes direct control of any works or services provided so that you know you can trust every aspect of the development is well managed with the residents' interest a priority.





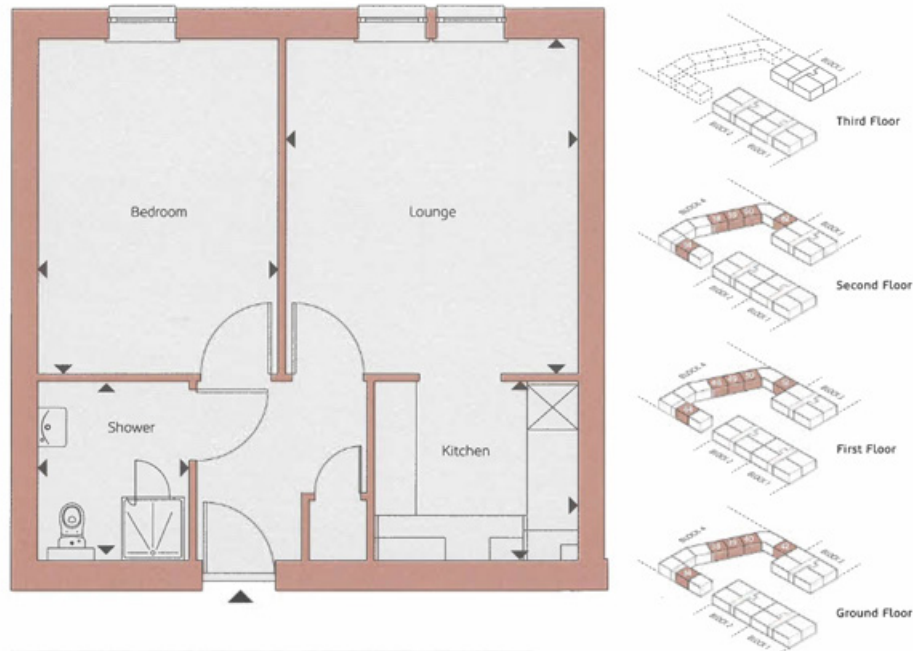
## Apartment Type C1

One bedroom apartment / 50.4m<sup>2</sup> / 542.5ft<sup>2</sup>

Ground floor • Block 4 – Apartments 34, 38, 39, 40, 42

First floor • Block 4 – Apartments 44, 48, 49, 50, 42

Second floor • Block 4 – Apartments 54, 58, 59, 60, 62



|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 3.90m x 4.48m | 12ft 9" x 14ft 8" |
| Kitchen | 2.72m x 2.40m | 8ft 11" x 7ft 10" |
| Bedroom | 3.22m x 4.48m | 10ft 6" x 14ft 8" |
| Shower  | 2.03m x 2.40m | 6ft 7" x 7ft 10"  |

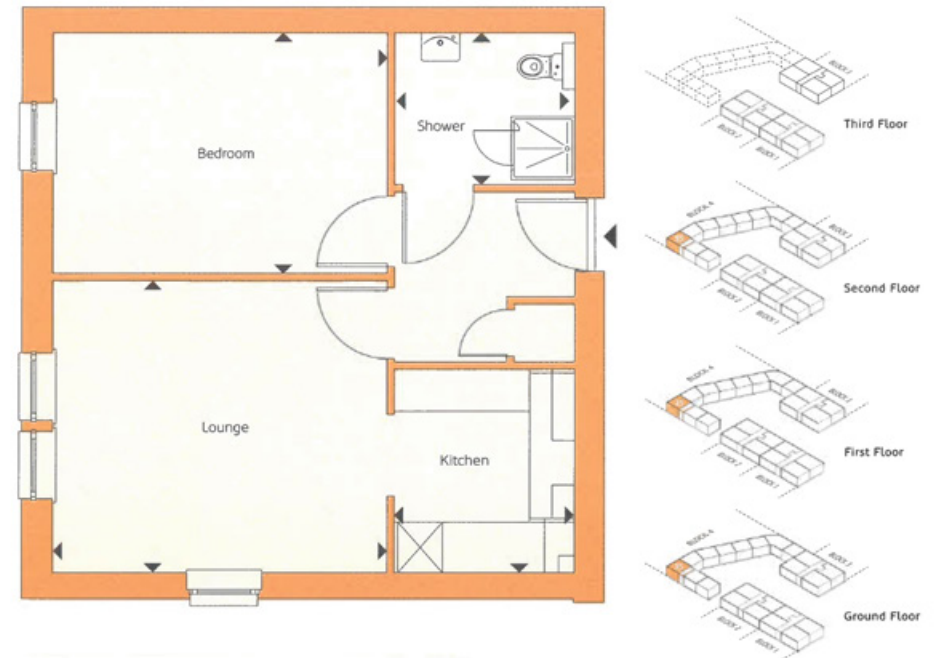
## Apartment Type C1A

One bedroom apartment / 50.4m<sup>2</sup> / 542.5ft<sup>2</sup>

Ground floor • Block 4 – Apartments 35

First floor • Block 4 – Apartments 45

Second floor • Block 4 – Apartments 55



|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 3.90m x 4.48m | 12ft 9" x 14ft 8" |
| Kitchen | 2.72m x 2.40m | 8ft 11" x 7ft 10" |
| Bedroom | 3.22m x 4.48m | 10ft 6" x 14ft 8" |
| Shower  | 2.03m x 2.40m | 6ft 7" x 7ft 10"  |

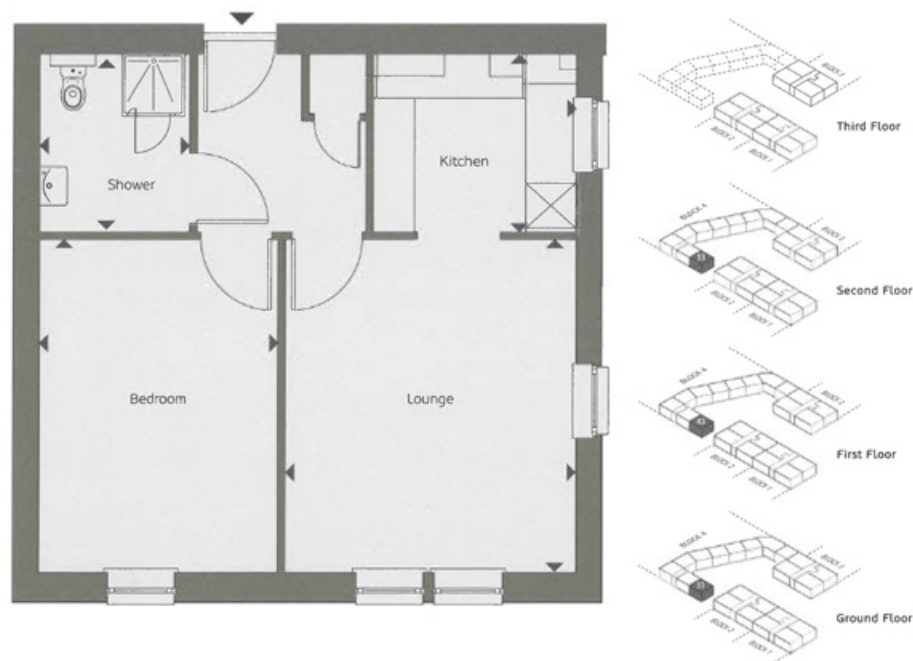
## Apartment Type C1B

One bedroom apartment / 50.4m<sup>2</sup> / 542.5ft<sup>2</sup>

Ground floor • Block 4 – Apartments 33

First floor • Block 4 – Apartments 43

Second floor • Block 4 – Apartments 53



|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 3.90m x 4.48m | 12ft 9" x 14ft 8" |
| Kitchen | 2.72m x 2.40m | 8ft 11" x 7ft 10" |
| Bedroom | 3.22m x 4.48m | 10ft 6" x 14ft 8" |
| Shower  | 2.03m x 2.40m | 6ft 7" x 7ft 10"  |

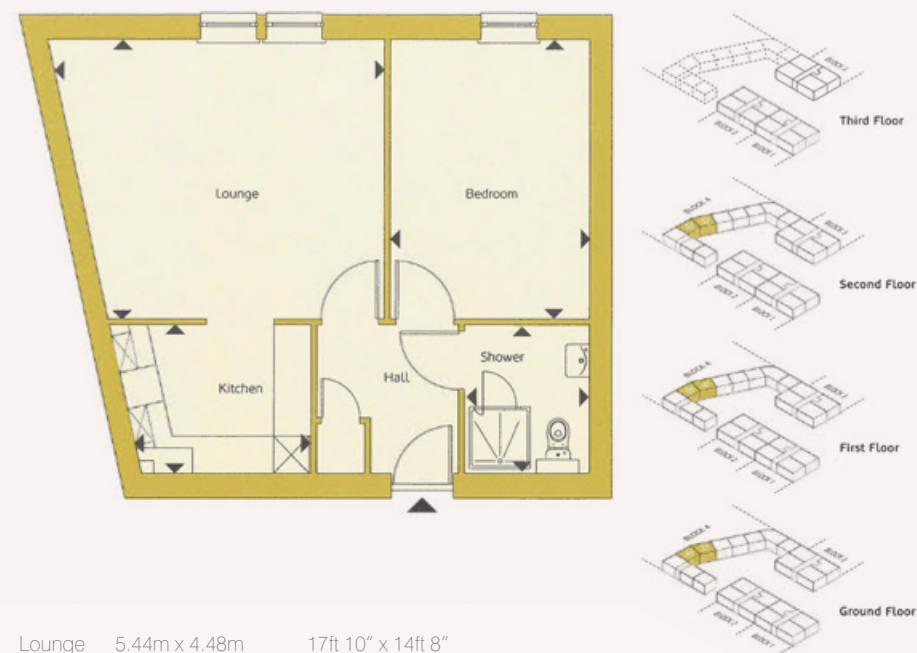
## Apartment Type C2

One bedroom apartment / 50.3m<sup>2</sup> / 541.4ft<sup>2</sup>

Ground floor • Block 4 – Apartments 36, 37

First floor • Block 4 – Apartments 45, 47

Second floor • Block 4 – Apartments 56, 57



|         |               |                    |
|---------|---------------|--------------------|
| Lounge  | 5.44m x 4.48m | 17ft 10" x 14ft 8" |
| Kitchen | 2.72m x 2.40m | 8ft 11" x 7ft 10"  |
| Bedroom | 3.22m x 4.48m | 10ft 6" x 14ft 8"  |
| Shower  | 2.03m x 2.40m | 6ft 7" x 7ft 10"   |



# Apartment Type S1

Two bedroom apartment / 73.8m<sup>2</sup> / 794.3ft<sup>2</sup>

Ground floor • Block 1 – Apartment 2 • Block 2 – Apartment 17

First floor • Block 1 – Apartment 6 • Block 2 – Apartment 21 • Block 3 – Apartment 69

Second floor • Block 1 – Apartment 10 • Block 2 – Apartment 25 • Block 3 – Apartment 73

Third floor • Block 1 – Apartment 14 • Block 2 – Apartment 29 • Block 3 – Apartment 77

# Apartment Type S1A

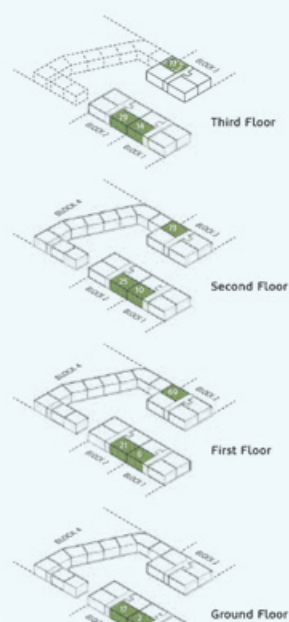
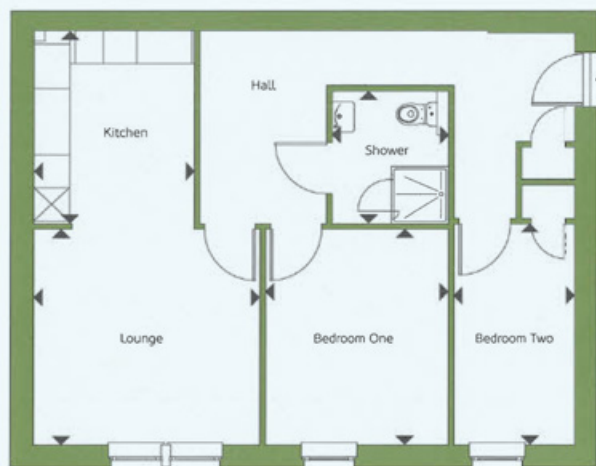
Two bedroom apartment / 73.8m<sup>2</sup> / 794.3ft<sup>2</sup>

Ground floor • Block 1 – Apartment 1 • Block 2 – Apartment 18 • Block 3 – Apartments 63, 64

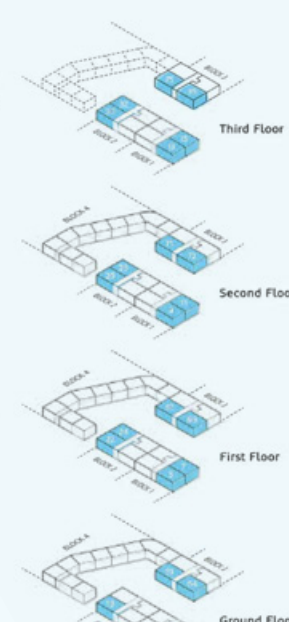
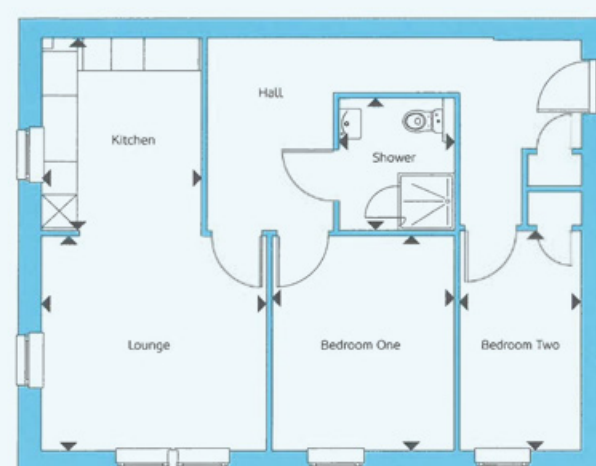
First floor • Block 1 – Apartments 5, 7 • Block 2 – Apartments 22, 24 • Block 3 – Apartments 67, 68

Second floor • Block 1 – Apartments 9, 11 • Block 2 – Apartments 26, 28 • Block 3 – Apartments 71, 72

Third floor • Block 1 – Apartments 13, 15 • Block 2 – Apartments 30, 32 • Block 3 – Apartments 75, 76



|             |               |                   |
|-------------|---------------|-------------------|
| Lounge      | 4.09m x 3.99m | 13ft 5" x 13ft 1" |
| Kitchen     | 2.90m x 3.50m | 9ft 6" x 11ft 5"  |
| Bedroom One | 3.29m x 3.90m | 10ft 9" x 12ft 9" |
| Bedroom Two | 2.19m x 4.00m | 7ft 2" x 13ft 1"  |
| Shower      | 2.10m x 2.40m | 6ft 10" x 7ft 10" |



|             |               |                   |
|-------------|---------------|-------------------|
| Lounge      | 4.09m x 3.99m | 13ft 5" x 13ft 1" |
| Kitchen     | 2.90m x 3.50m | 9ft 6" x 11ft 5"  |
| Bedroom One | 3.29m x 3.90m | 10ft 9" x 12ft 9" |
| Bedroom Two | 2.19m x 4.00m | 7ft 2" x 13ft 1"  |
| Shower      | 2.10m x 2.40m | 6ft 10" x 7ft 10" |

## Apartment Type S2

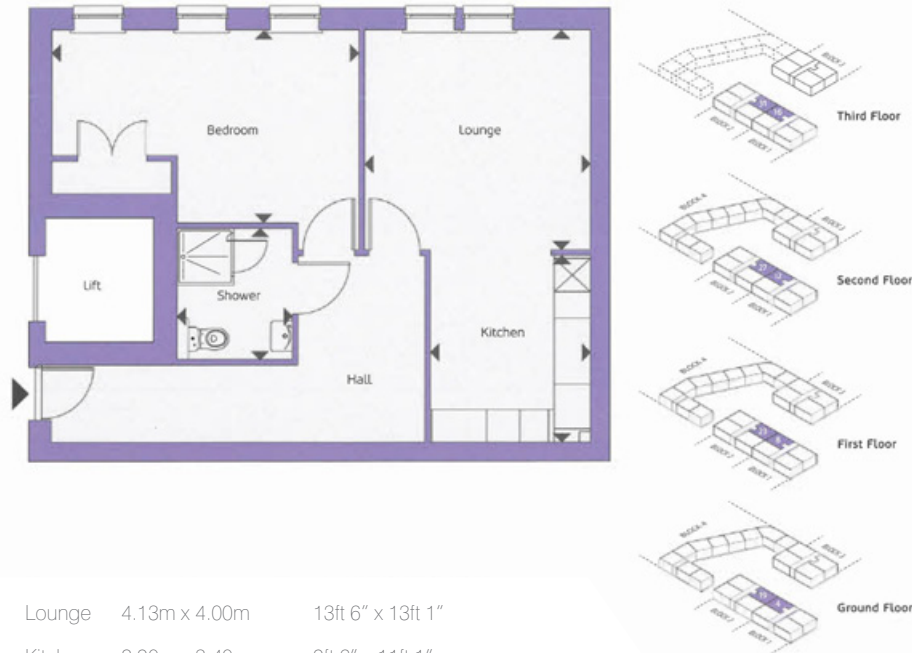
One bedroom apartment / 67.2m<sup>2</sup> / 723.3ft<sup>2</sup>

Ground floor • Block 1 – Apartment 4 • Block 2 – Apartment 19

First floor • Block 1 – Apartment 8 • Block 2 – Apartment 23

Second floor • Block 1 – Apartment 12 • Block 2 – Apartment 27

Third floor • Block 1 – Apartment 16 • Block 2 – Apartment 31



|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 4.13m x 4.00m | 13ft 6" x 13ft 1" |
| Kitchen | 2.90m x 3.40m | 9ft 6" x 11ft 1"  |
| Bedroom | 5.60m x 4.00m | 13ft 6" x 13ft 1" |
| Shower  | 2.10m x 2.40m | 6ft 10" x 7ft 10" |

## Apartment Type S2A

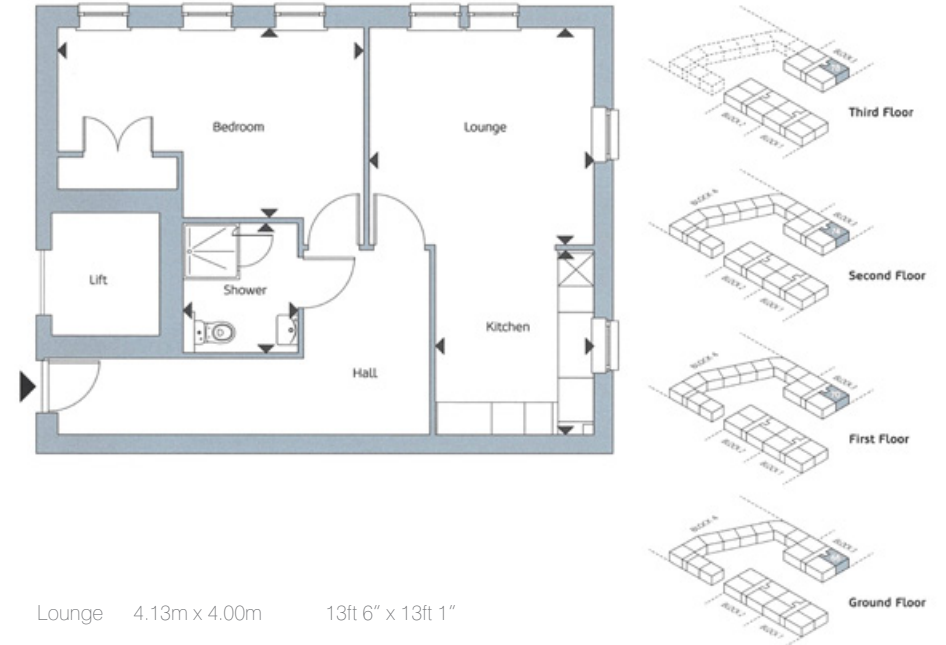
One bedroom apartment / 67.2m<sup>2</sup> / 723.3ft<sup>2</sup>

Ground floor • Block 3 – Apartment 66

First floor • Block 3 – Apartment 70

Second floor • Block 3 – Apartment 74

Third floor • Block 3 – Apartment 78

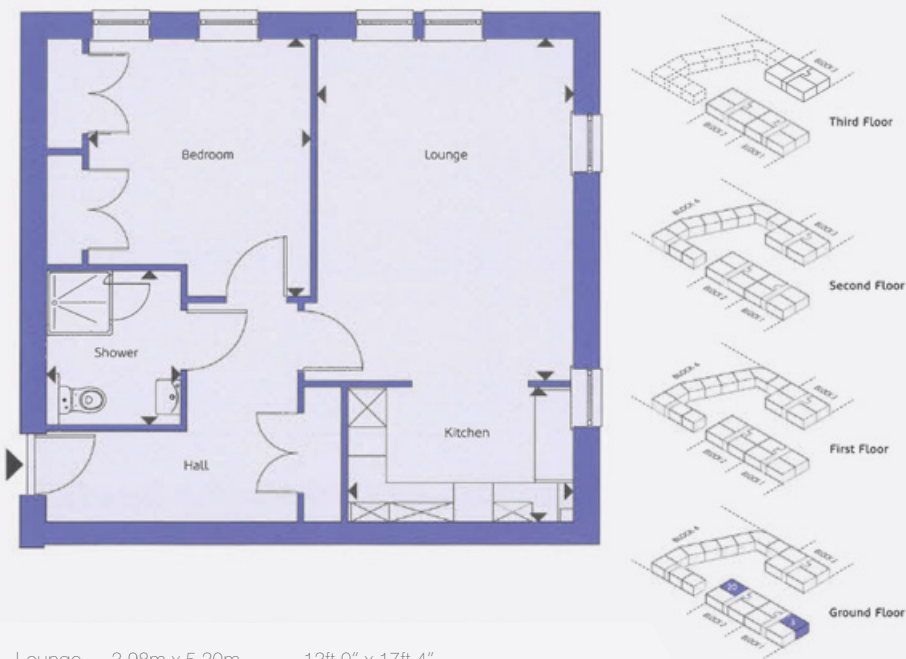


|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 4.13m x 4.00m | 13ft 6" x 13ft 1" |
| Kitchen | 2.90m x 3.40m | 9ft 6" x 11ft 1"  |
| Bedroom | 5.60m x 4.00m | 13ft 6" x 13ft 1" |
| Shower  | 2.10m x 2.40m | 6ft 10" x 7ft 10" |

## Apartment Type S3

One bedroom apartment / 66m<sup>2</sup> / 710.4ft<sup>2</sup>

Ground floor • Block 1 – Apartment 3 • Block 2 – Apartment 20

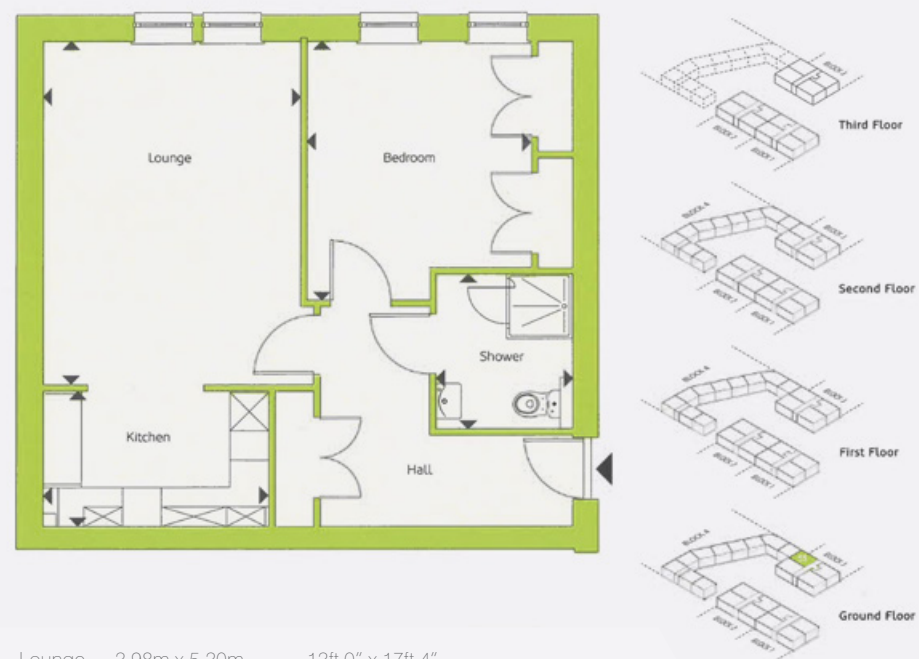


|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 3.98m x 5.30m | 13ft 0" x 17ft 4" |
| Kitchen | 3.48m x 2.10m | 11ft 5" x 6ft 10" |
| Bedroom | 3.45m x 3.99m | 11ft 3" x 13ft 1" |
| Shower  | 2.10m x 2.40m | 6ft 10" x 7ft 10" |

## Apartment Type S3A

One bedroom apartment / 66m<sup>2</sup> / 710.4ft<sup>2</sup>

Ground floor • Block 3 – Apartment 65



|         |               |                   |
|---------|---------------|-------------------|
| Lounge  | 3.98m x 5.30m | 13ft 0" x 17ft 4" |
| Kitchen | 3.48m x 2.10m | 11ft 5" x 6ft 10" |
| Bedroom | 3.45m x 3.99m | 11ft 3" x 13ft 1" |
| Shower  | 2.10m x 2.40m | 6ft 10" x 7ft 10" |







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**[thorntons-property.co.uk](http://thorntons-property.co.uk)**

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