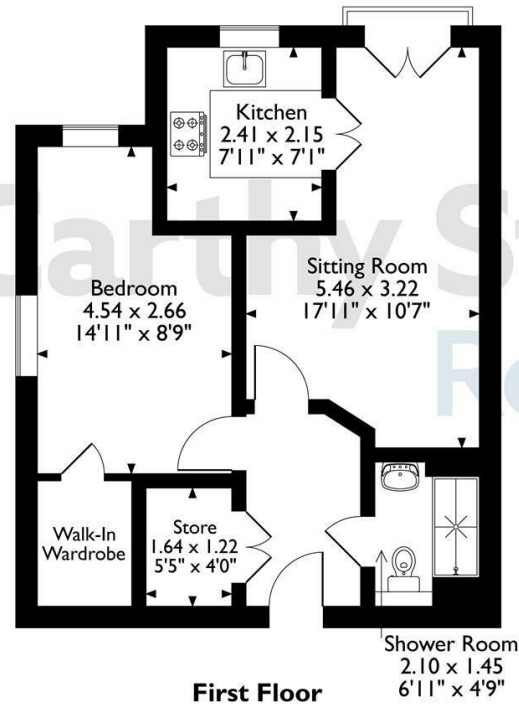
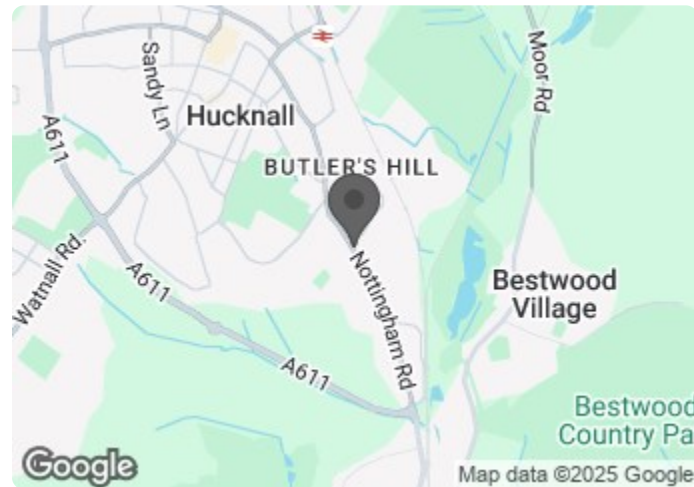


24 Whyburn Court, 84, Nottingham Road,  
Hucknall, Nottingham, Nottinghamshire  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**24 Whyburn Court**

Nottingham Road, Nottingham, NG15 7QE



**Asking price £180,000 Leasehold**

BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR retirement apartment benefitting from a spacious, south facing living room with a JULIET BALCONY enjoying GARDEN VIEWS. Double, dual aspect bedroom with TWO FULL HEIGHT WINDOWS and a contemporary shower room completes this wonderful apartment. ALLOCATED PARKING within McCarthy Stone's, Whyburn Court.

Situated in a convenient location, this apartment offers easy access to local amenities, shops, and transport links, making it a great choice for those seeking a blend of comfort and accessibility. Don't miss the opportunity to make Whyburn Court your new home in Nottingham.

**Call us on 0345 556 4104 to find out more.**

# Whyburn Court, Nottingham Road, Hucknall, Nottingham

## Whyburn Court

Whyburn Court was built by McCarthy & Stone and has been designed and constructed for modern retirement living. The development consists of 37 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in bedroom and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £35 per night - subject to availability).

## Local Area

Positioned to the south of the town near Leen Valley Country Park, Whyburn Court is well placed for Hucknall's range of green spaces, including the local golf club. Within a mile of the town centre, the development offers a convenient location close to a wide variety of shops, supermarkets, banks, opticians, pharmacies, bakeries, cafes, the public library and much more. Excellent local transport links including the ever-expanding tram network and bus routes close by provide quick and easy access to Nottingham city centre and its retail, cultural and lifestyle offerings as well as the wider Nottinghamshire region. Close to Hucknall there are a huge range of attractions.

## Apartment Overview

Beautifully presented first floor apartment benefitting from a bright and spacious living room with a Juliet balcony enjoying garden views. The modern kitchen has built in appliances, whilst the bright and airy, dual aspect bedroom boasts two full height windows allowing plenty of natural light to flood in. A contemporary shower room completes this wonderful apartment. An allocated car parking space is included.

## Entrance Hall

Front door with spy hole leads to the large entrance hall; illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency response pull cord system are all located in the hall. From the hallway there is a door to a storage cupboard/airing cupboard with space for a washer/dryer. Doors lead to the bedroom, lounge and shower room. Under floor heating runs throughout the apartment.

## Living Room

This bright and spacious living room with the benefit of Juliet balcony with fitted blinds and curtains, with views towards the well maintained communal gardens and has a southerly aspect. The room allows ample space for dining. TV and Sky/Sky plus points, telephone points, two ceiling lights and raised power points. Door with glazed panels leading to the kitchen.

## Kitchen

Fully fitted kitchen with a range of modern high gloss wall and base level units and drawers with a wood effect work surface, Stainless steel sink with mono lever tap sits below the southerly facing window with blind providing garden views. Integrated appliances include a waist height oven with space above for a microwave, ceramic hob with cooker hood over. Integral fridge-freezer. Under pelmet lighting, central ceiling spot-lights and tiled flooring.

## Bedroom

Double, dual aspect bedroom benefitting from two full height, double glazed windows with fitted blinds and curtains. Southerly aspect and views over the well maintained communal gardens. Door leading to a walk-in wardrobe with hanging rails and shelving. TV / telephone points, central ceiling light and raised power points.

## Shower Room

Partially tiled and fitted with suite comprising of a shower cubicle with glass sliding doors and adjustable shower head and support hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, emergency pull cord, heated towel rail and tiled flooring.

## Car Parking

Allocated parking space included

# 1 bed | £180,000

## Service Charge

- On-site visiting house manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £2,800.92 for financial year ending 30/06/26

## Leasehold Information

Lease length: 999 years from 1st Jan 2016

Ground rent: £425 per annum

Ground rent review: 1st Jan 2031

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

