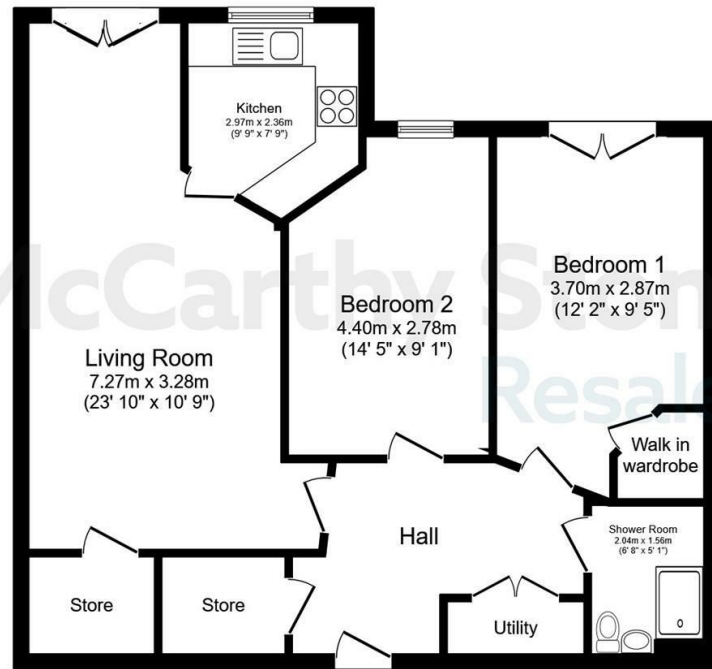


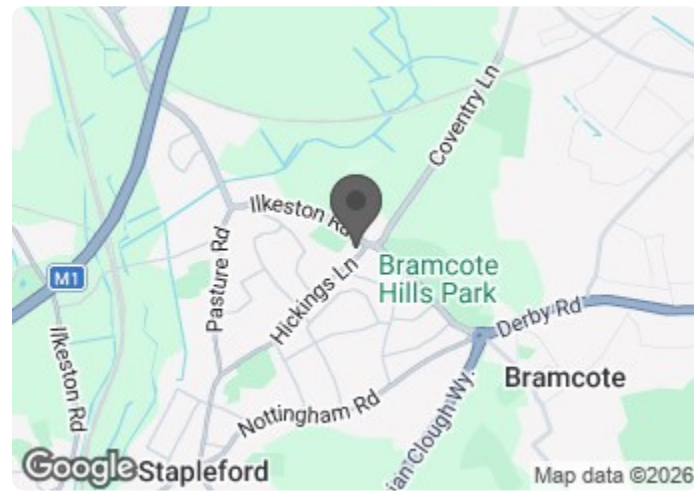
30 Carpenter Court

Hickings Lane, Nottingham, NG9 8PJ



Total floor area 73.9 sq.m. (795 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: A



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Asking price £235,000 Leasehold

A bright and spacious two bedroom SOUTH WEST facing apartment on the first floor with an ALLOCATED CAR PARKING SPACE. Carpenter Court is a POPULAR MCCARTHY & STONE retirement living development with communal lounge where social activities take place.

****Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information****

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Carpenter Court, Hickings Lane, Stapleford, Nottingham

2 Bed | £235,000

Carpenter Court

Carpenter Court was built by McCarthy and Stone and specifically designed for independent living for the over 60's and is located in the popular town of Stapleford.

The development consists of 48 apartments with design features to make day-to-day living easier. The House Manager is on site Monday to Friday 9:00am to 3:00pm to look after the building environment and assist where possible with regards to settling in to your new apartment. For your peace of mind the development has a 24-hour emergency call systems, should you need assistance.

The Homeowners lounge and gardens 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 £25 per night, subject to availability).

Local Area

Carpenter Court is situated in the historic town of Stapleford, in the Erewash Valley and close to the Derbyshire-Nottinghamshire border. Located less than 6 miles from Nottingham City Centre and surrounded by beautiful countryside, making this a perfect place to spend retirement. You will find a variety of supermarkets, including Lidl and Sainsbury's nearby as well as an assortment of local shops, bars and restaurants to cater for all tastes. For days out there's Hemlock Stone Nature Park close by and Wollaton Hall & Park is a short journey away. There are excellent transport links, the M1 motorway is just 3 miles away or if you prefer to travel by train, Ilkeston, Beeston and Attenborough stations are less than 3 miles. Also, approximately 1 1/2 miles away, the tram terminal at Toton which runs regular trams via Queens Medical Centre, Nottingham City Centre and Hucknall.

Apartment Overview

We are pleased to bring to the market a well presented two bedroom apartment positioned on the first floor with sunny south west facing aspect. The apartment features a modern kitchen and shower room, Juliet balcony in the lounge and an allocated car parking space.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard with a washer / dryer and additional storage cupboard with double doors. Ceiling light, raised electric power sockets, smoke detector and electrically operated Dimplex wall mounted heater. Apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the utility, lounge, bedrooms and shower room.

Lounge

A bright and airy south west facing lounge benefiting from a French door to a Juliet balcony. The spacious room allows ample space for dining, ideally positioned in front of the French door. TV and telephone points, two decorative ceiling lights, raised electric power sockets and electrically operated Dimplex wall mounted heater. Door leading to a storage cupboard which is currently being used as a study / hobby room. Partially glazed door leads onto a separate kitchen.

Kitchen

Fitted modern kitchen with a range of white gloss fronted base and wall units with square edge work surfaces. Stainless steel sink with mixer tap and drainer sits below the south west facing window with blind. Built in waist height Bosch oven with space for microwave above and Bosch four ring induction hob with extractor hood. Integrated fridge and freezer. Under counter lighting and ceiling light.

Bedroom One

Spacious bedroom with the benefit of large French doors leading to a Juliet balcony with a sunny south west facing aspect allowing lots of natural light into the room. Telephone point, ceiling light, raised electric power sockets and electrically operated Dimplex wall mounted heater. Door leading onto the walk-in wardrobe housing hanging raised, shelving and a central light point.

Bedroom Two

Double second bedroom which could also be used for dining or study, this room also has a south west facing window. Decorative ceiling light, raised electric power sockets and electrically operated Dimplex wall mounted heater.

Shower Room

Fully fitted modern suite comprising with a walk in double shower with glass screen and support rail, dual push-flush low level WC, vanity unit containing hand basin with sensor lit mirror above. Partially tiled walls, chrome heated towel rail, Dimplex wall mounted extractor fan and anti-slip floor.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- House Manager, available during weekday working hours.
- 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.

Service charge for year end 30th June 2026 £3,707.93.

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Leasehold Information

Lease: 999 years from 1st June 2017

Ground rent: £495 per annum

ground rent review: 1st June 2032

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

Moving Made Easy & Additional Information

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 that can assist with service charges or living costs.
 - 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

- Fibre to the Cabinet and Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

