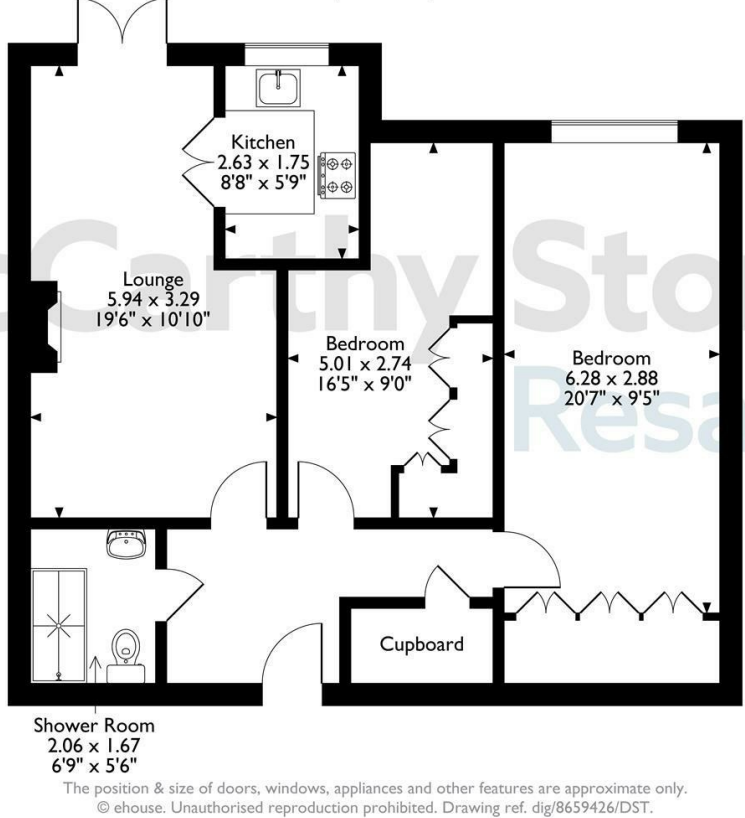
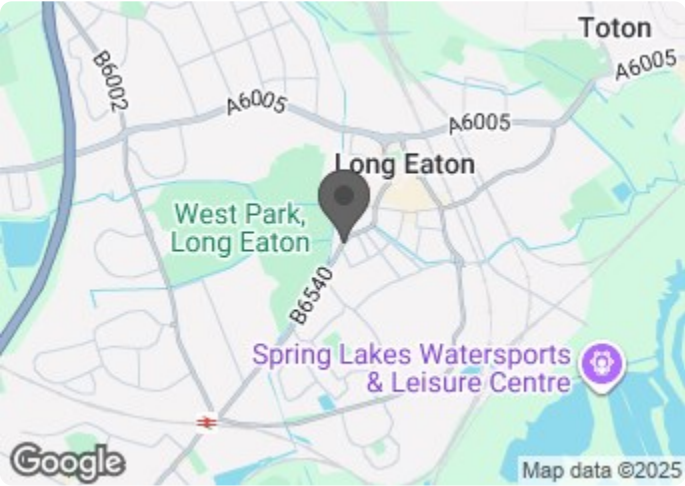


26 Brooklands Court, 44, Tamworth Road, Long Eaton, Nottingham, Derbyshire  
Approximate Gross Internal Area  
71 Sq M/ 764 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

## 26 Brooklands Court

Tamworth Road, Nottingham, NG10 1BD



## Asking price £180,000 Leasehold

BEAUTIFULLY PRESENTED first floor retirement apartment in the popular McARTHUR STONE BROOKLANDS COURT DEVELOPMENT. Bright and spacious living room with a JULIET BALCONY. Modern FITTED KITCHEN, two double bedrooms with FITTED WARDROBES and a CONTEMPORARY shower room.

Call us on 0345 556 4104 to find out more.

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# Brooklands Court, Tamworth Road, Long Eaton, Nottingham

## Brooklands Court

Brooklands Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. 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 laundry room, 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 £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Apartment Overview

A beautifully presented first floor apartment with many delightful features. A bright and spacious living room has a Juliet balcony allowing the natural light to flood in, there's ample room for a dining table and chairs and the feature fire place provides a great focal point. The kitchen has been upgraded with modern units and worktop. Two double bedrooms, both with fitted wardrobes and a modern shower room completes this wonderful apartment.

## Local Area

Brooklands Court is situated in Long Eaton which boasts all the amenities expected of a modern town with two major supermarkets and a wide range of national and independent retailers. Sitting on the banks of the Erewash Canal and close to the River Trent, Brooklands Court boasts an enviable location in the heart of Long Eaton.

Amenities include a golf course and a leisure centre, whilst

West Park offers more sedate exercise for homeowners. Long Eaton's excellent communication links means the cities of Derby, Nottingham and Leicester are all within easy reach. The town is served by the Midland Main Line and homeowners of Brooklands Court will also be able to take advantage of an excellent bus service, which provides regular routes to local cities, towns and villages.

A bus stop is located less than 250 yards from the development. Situated less than one mile from the town centre, Brooklands Court is situated to offer the very best in retirement living.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and shower room.

## Living Room

Delightful bright and spacious living room with a Juliet balcony. There is a feature electric fire with surround which acts as an attractive focal point. Ample room for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Refitted modern kitchen with white units and granite style worktop and upstand over, with tiling above. UPVC double glazed window with fitted blind. Sink with mono lever tap and drainer. Eye level oven, four ring hob, cooker hood and integral fridge & freezer.

## Principle Bedroom

Spacious double bedroom with fitted wardrobes with mirror fronted sliding doors. Ceiling lights, TV and phone point, selection of raised sockets, fitted carpets.

## Bedroom Two

Double bedroom with fitted wardrobes. Ceiling light, selection of raised sockets, fitted carpets.

# 2 bed | £180,000

## Shower room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charges

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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 annual Service Charge is £4,149.95 for the financial year ending 28/2/2026.

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.

## Lease Information

Lease Length - 125 years from 2009  
Ground Rent: £889 per annum, last reviewed on 1/1/2024

## 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 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 & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

