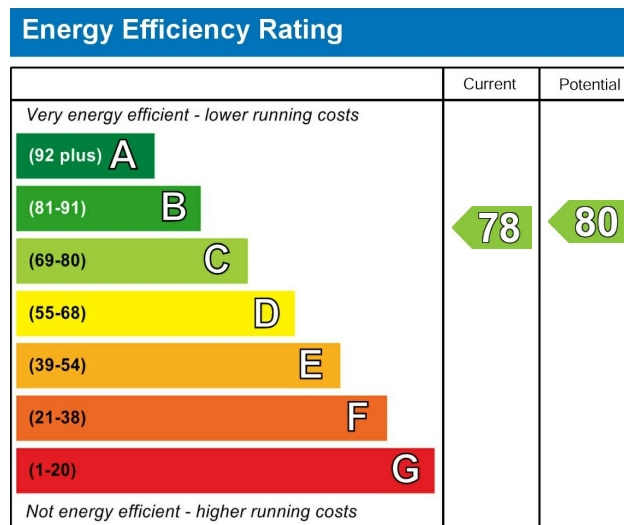


McCARTHY STONE RESALES

34 BROOKLANDS COURT, TAMWORTH ROAD, NOTTINGHAM, NG10 1BD



COUNCIL TAX BAND: B



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

A well presented TWO BEDROOM apartment situated on the second floor within a DESIRABLE MCCARTHY & STONE retirement living development.

PRICE REDUCTION

ASKING PRICE £179,999 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BROOKLANDS COURT, TAMWORTH

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).

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.

APARTMENT OVERVIEW

McCarthy & Stone Resales are proud to market this well presented two bedroom apartment situated on the second floor and positioned close to the lift. The apartment features two double bedrooms with built in wardrobes and a Juliet balcony from the lounge. Viewings strongly advised.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there are two 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 lounge, bedrooms and bathroom.

LOUNGE

The spacious lounge benefits from a Juliet balcony which allows lots of natural light in and has ample room for dining. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two decorative ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer sits below the UPVC double glazed window with

2 BEDROOMS £179,999

blind. Waist height oven which minimises bending, four ring ceramic hob, cooker hood and integral fridge & freezer.

MASTER BEDROOM

A generous master bedroom with window has the benefit of a built in wardrobe with mirrored sliding doors. TV and phone point. Decorative ceiling light, fitted carpets and raised electric power sockets.

BEDROOM TWO

Double second bedroom which could also be used for dining or study / hobby room. Decorative ceiling light, fitted carpets and raised electric power sockets.

BATHROOM

Fully tiled and fitted with suite comprising of a panel bath with support rail and shower over, separate shower cubicle with glass folding screen and support rail. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency pull cord.

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 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: £3,290.28 pa (for financial year ending 03/23)

LEASE INFORMATION

Lease Length: 125 years from 2009

Ground Rent: £495

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

