McCarthy & Stone
RESALES

8 Whyburn Court Nottingham Road, Nottingham, NG15 7QE
Asking price £169,950 LEASEHOLD

For further details
please call 0345 556 4104

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ALLOCATED PARKING SPACE INCLUDED A ONE BEDROOM, GROUND FLOOR APARTMENT WITH PATIO AREA ONTO ATTRACTIVE GARDENS, SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT.

Whyburn Court

Whyburn Court was built by McCarthy & Stone 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 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 £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The development is heated by underfloor heating in all the communal areas and the apartments themselves.

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.

Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall with illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-Hour Tunstall emergency response pull cord. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Doors lead to the bedroom, living room and shower room.

Lounge

This spacious lounge enjoys gardens views through a large floor to ceiling window. A double glazed door leads onto your west facing patio area and communal gardens. TV/satellite point, telephone point, two ceiling lights and raised power sockets. Double doors with glazed panels leading to the separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a wood effect work surface, stainless steel sink and drainer with mono lever tap which is beneath the window overlooking the garden. Integrated appliances include a raised height oven, ceramic hob with cooker hood over, fridge-freezer and space for a slim-line dishwasher. Under pelmet lighting and tiled flooring.

Bedroom

Double size bedroom with full length window overlooking the communal gardens and triple wardrobes with mirror fronted sliding doors. TV & telephone point, central ceiling light and raised power points.

Shower Room

Fully fitted with suite comprising of a shower cubicle with hand rail. WC, vanity unit with inset wash basin and illuminated mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)

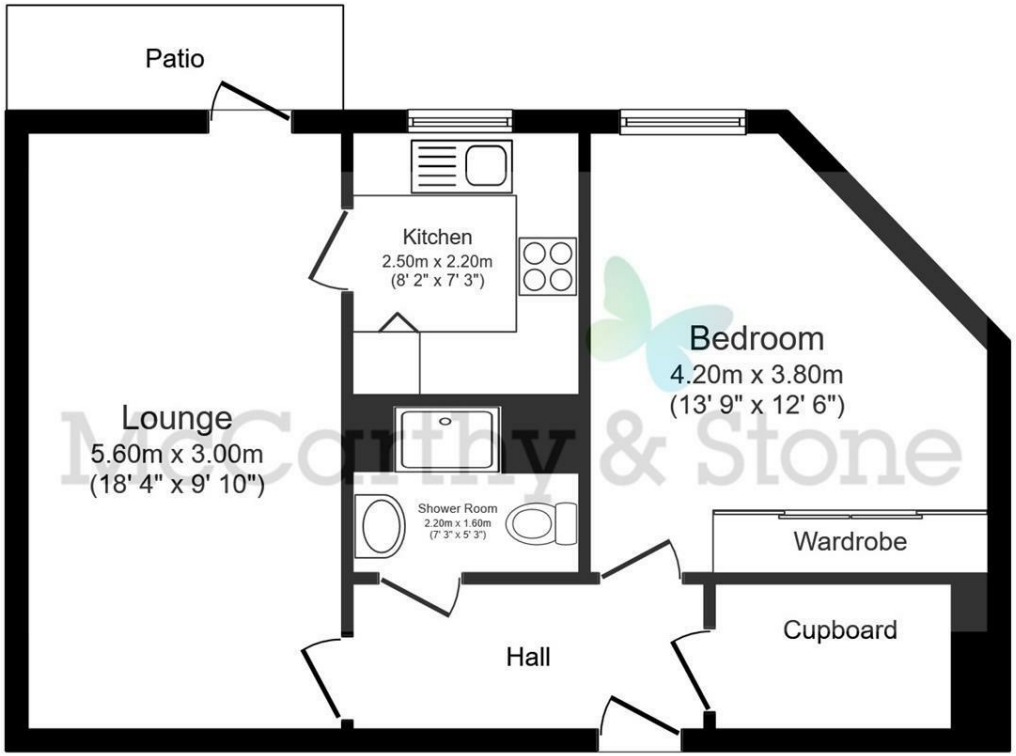
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including 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, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Leasehold Information

Lease Length: 999 years from 2016
Ground rent: £425 per annum
Managed by: McCarthy and Stone Management Services

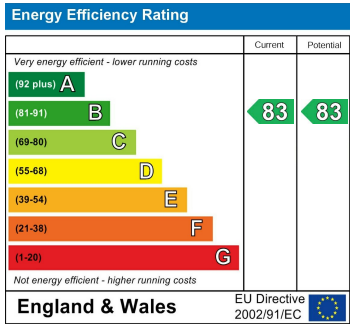
Car Parking space included with apartment

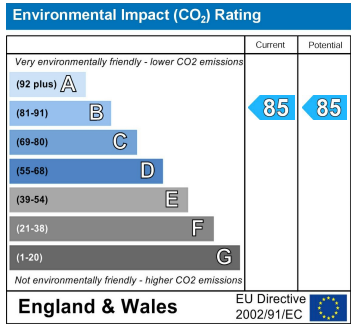


Floor Plan

Total floor area 50.0 sq. m. (538 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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