29 Brooklands Court Tamworth Road, Nottingham, NG10 1BD
Asking price £140,000 LEASEHOLD

For further details
please call 0345 556 4104

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A WELL PRESENTED ONE BEDROOM WEST FACING SECOND FLOOR APARTMENT WITH VIEWS OVERLOOKING THE CANAL IN A DESIRABLE McCARTHY AND STONE RETIREMENT LIVING DEVELOPMENT.

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 three 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 residents. 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. Bus stops are located directly outside the development. Situated approximately a third of a mile from Long Eaton Market Place, Brooklands Court is ideally placed to offer the very best in retirement living.

Entrance Hall

Front door with spy hole and letter box leads to the entrance hall - the 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are all situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the living room, bedroom and bathroom.

Living room

The spacious living faces West and benefits from delightful views over Erewash Canal and school playing fields. There is ample space for dining, TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised level electric power points. Partially glazed double doors lead into the separate kitchen.

Kitchen

Fully fitted kitchen with a range of wood effect wall and base level units and drawers with a roll top granite effect work surface. Stainless steel sink with mono lever tap and drainer with a double glazed window above overlooking the canal and school playing fields. A raised level oven, ceramic hob with cooker hood over and integral fridge & freezer. With tiled splashbacks, under-counter lighting and anti-slip vinyl flooring.

Bedroom

This double bedroom again overlooks the canal and playing fields and benefits from built in mirror fronted wardrobes. With fitted carpets, ceiling lights, TV and phone point and plenty of raised level power points.

Bathroom

Fully tiled walls and fitted with suite comprising of a bath with overhead shower attachment and hand rail, WC, vanity unit with wash basin and mirror above. Shaving point, electric heated towel rail, extractor fan and 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, 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

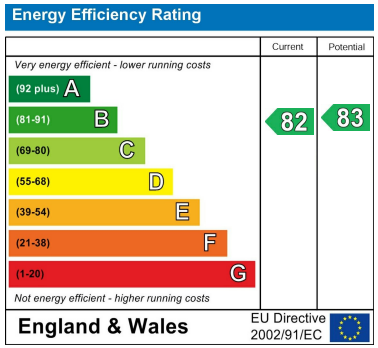
Lease length: 125 years from 2009
Ground rent: £425 per annum
Managed by: McCarthy and Stone Resales
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

McCarthy & Stone

Floor Plan

Total floor area 48.0 sq. m. (517 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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