McCarthy & Stone
RESALES

4 Parry Court Hazel Grove, Nottingham, NG3 6DR
Offers in the region of £197,500 LEASEHOLD

For further details
please call 0345 5564104

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A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT.

Parry Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. Located just a short walk from Mapperley's vibrant shopping area, where you can find a wealth of shopping facilities, bars, restaurants and many other local independent retailers. The development consists of 50 one and two-bedroom retirement apartments for the over 60s. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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.

Location

Situated in the heart of Robin Hood country, Mapperley is a suburb north-east of the city of Nottingham. Mapperley sits high on the 'Mapperley Plains Ridge' a hill used by Oliver Cromwell during the English Civil War. Located less than half a mile from Mapperley's main shopping area, and on a main bus route into Nottingham, Parry Court should satisfy those looking to get out and about

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 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 lounge and open plan kitchen, bedrooms and bathroom.

Lounge

Spacious lounge benefiting from patio doors leading onto a patio area and communal gardens. TV and telephone points, fitted carpets and raised electric power sockets. Leading onto an open plan kitchen.

Kitchen

Well equipped modern kitchen with tiled walls, cream flooring and a range of low and eye level units and drawers with worktop and chrome handles. Stainless steel sink with mono lever tap, drainer and window above. Eye level oven, built in microwave, ceramic hob, cooker hood and integral fridge freezer.

Bedroom One

Double bedroom with built in mirror fronted wardrobe. TV and telephone points, fitted carpets, raised electric power sockets.

Bedroom Two

Generous second bedroom which could be used for dining or a study. Fitted carpets and raised electric power sockets.

Bathroom

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

Service Charge

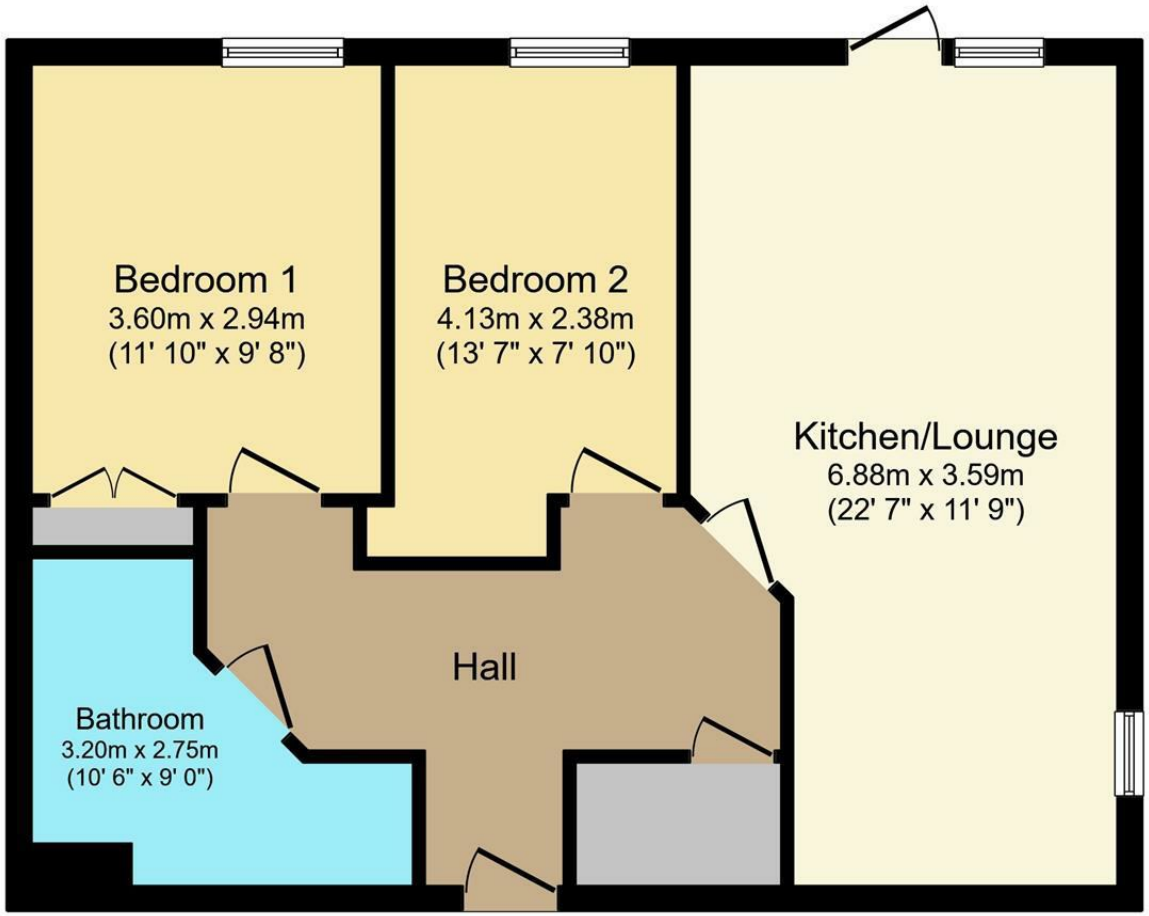
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including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

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

FOOD PROCESSOR COOKBOOK
COUNTRY LIVING



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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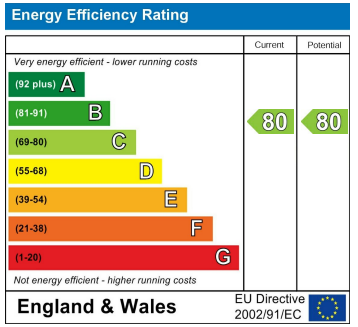

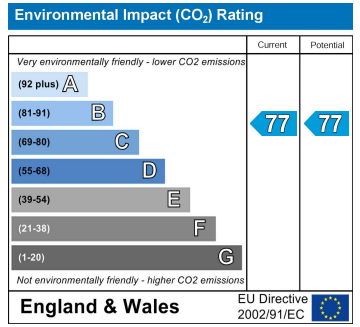

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

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 5564104 or email resales@mccarthyandstone.co.uk

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