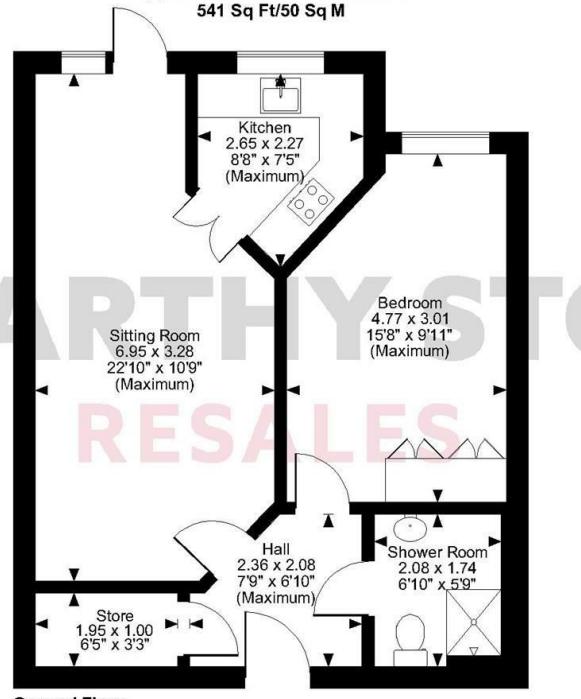


Brooklands Court, Tamworth Road Long Eaton, Nottingham
Approximate Gross Internal Area
541 Sq Ft/50 Sq M



McCARTHY STONE
RESALES

PRICE
REDUCED

7 Brooklands Court

Tamworth Road, Nottingham, NG10 1BD



Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	79	85
(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	

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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



PRICE REDUCTION

Asking price £149,500 Leasehold

A WELL PRESENTED GROUND FLOOR APARTMENT BENEFITING FROM ACCESS FROM THE LIVING ROOM TO A FRENCH DOOR TO THE COMMUNAL GARDENS & PATIO AREA

Call us on 0345 556 4104 to find out more.

Brooklands Court, Tamworth Road, Long Eaton

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 (additional charges apply, subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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 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 living room, bedroom and shower room.

Lounge

The spacious lounge which benefits from a French door to the communal gardens and patio area. There is a feature electric fire with surround which acts as an attractive focal point. 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

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking the communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge & freezer.



1 Bed | £149,500

Bedroom

Double bedroom with the benefit of a built in mirrored double wardrobe. Ceiling lights, TV and phone point.

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 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 £2,766.63 per annum (for financial year ending 28 February 2026).

Lease Information

Lease Length - 125 years from 2009

Ground Rent: £763

Ground Rent review: Jan-24

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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