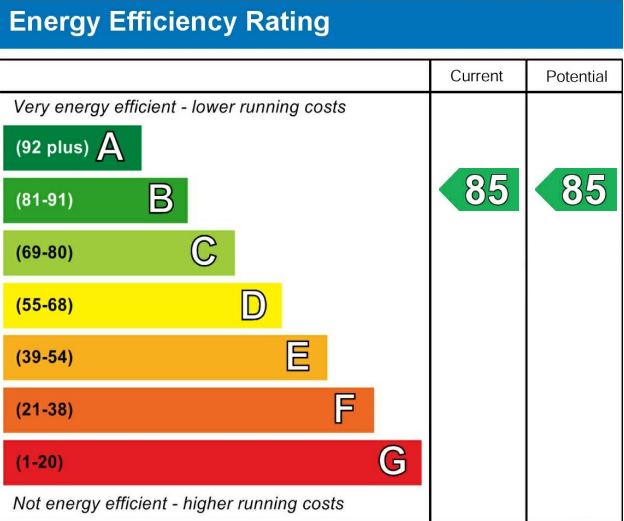


Total floor area 70.9 sq.m. (763 sq.ft.) approx  
Printed Contact Details...  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: A



A WELL PRESENTED TWO BEDROOM APARTMENT WITH TWO JULIET BALCONIES SITUATED WITHIN A DESIRABLE MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT.

PRICE REDUCTION

ASKING PRICE £205,000 LEASEHOLD

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

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# WHYBURN COURT, NOTTINGHAM ROAD,

Whyburn Court was built by McCarthy & Stone and 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, walk-in wardrobes in bedroom 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).

## 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 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 storage cupboard/airing cupboard housing a washer/dryer. 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, bedroom and shower room.

## LOUNGE

Spacious lounge with French doors to Juliet balcony and provides ample room for dining. TV and Sky/Sky plus points, power points. Door with glazed panels leading to the kitchen.

## KITCHEN

Fully 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, drainer and UPVC double glazed window over. Waist height oven with space above for dining, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.



# 2 BEDROOMS £205,000

## MASTER BEDROOM

A comfortable master bedroom with the benefit of a Juliet balcony which allows lots of natural light in. The room benefits from a walk-in wardrobe with hanging rails and shelving. Power points, ceiling light, TV/ Telephone point.

## BEDROOM TWO

Good size double bedroom which could be used for dining or a hobby room. Power points, ceiling light, TV/ Telephone point.

## SHOWER ROOM

Shower room benefiting from a thermostatically controlled shower in an oversize width unit. Wash basin, WC, heated towel rail radiator, extractor fan, shaver point. Tiled flooring with under-floor heating.

## 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, please contact your Property Consultant or House Manager.

The service charge is £3,900.84 per annum (up to year end 30/06/2024)

## LEASEHOLD INFORMATION

Lease length: 999 years from 2016  
Ground Rent: £495 per annum  
Ground Rent Review: January 2031

