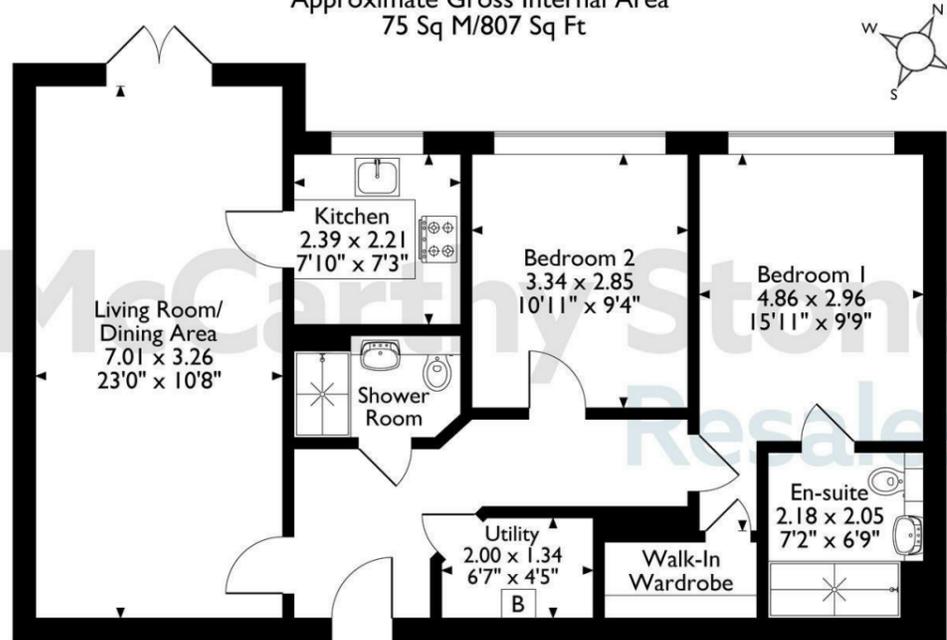


4 Wisteria Place, Old Main Road, Bulcote, Nottingham, Nottinghamshire
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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4 Wisteria Place
, Nottingham, NG14 5GS



Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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		



Asking price £330,000 Leasehold

Wonderfully presented GROUND FLOOR retirement apartment benefitting from direct access from the living room to a PATIO AREA enjoying GARDEN VIEWS. Modern kitchen with BUILT IN APPLIANCES. Principle Bedroom with WALK-IN WARDROBE and ENSUITE SHOWER ROOM. Further double bedroom and separate GUEST SHOWER ROOM.

Call us on 0345 556 4104 to find out more.

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.



Bulcote, Nottingham

2 bed | £330,000

Wisteria Place

Exclusively designed for the over 60s. Here you will enjoy the benefits of living in your home, free from the worries of outside maintenance or gardening and with likeminded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager. Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only house builder to win the Home Builder's Federation 5-star award for customer service every year since the awards began.

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 (fee applies - subject to availability).

McCarthy & Stone properties encourage a close-knit community feel, with sociable communal spaces such as landscaped gardens and the Communal lounge. Plus, with only 43 apartments in the complex, you'll be able to get to know your neighbours and with full CCTV system in place enabling you to feel secure at home.

The development is located within 750 metres of the local town centre which has plenty of shops, restaurants, pubs, churches, and a railway station. Eight miles from Nottingham. town center. The bus route from Nottingham to Southwell runs through the centre of Burton Joyce and past the development, providing regular services every half hour

Hallway

Front door with a spy hole. Camera entry system for additional peace of mind. Smoke detector and intruder alarm. Illuminated light switches in the bathroom and hallway. Utility room with washer/dryer. Oak veneered doors leading to the living room, bedrooms and guest shower room

Living room

Bright and spacious living room with double glazed doors opening onto a patio area enjoying garden views. Ample room for a dining table and chairs. Telephone and television point. Sky/Sky+ connection point. Door leads onto separate kitchen.

Kitchen

A beautifully presented fully fitted kitchen with high gloss finish wall and base units. Electric oven at waist-height (for minimal bend) and ceramic hob with extractor hood. Anthracite sink sits beneath the double glazed window with fitted blind, enjoying garden views. Integrated fridge/freezer, dishwasher.

Bedroom 1

This well-presented double bedroom features a full height window with views of the communal grounds. Walk-in wardrobe complete with rails, shelving, and drawers. Ceiling lights, as well as TV and phone points. Door leading to the ensuite shower room.

Ensuite Shower Room

Fully fitted suite with a level entry shower with screen and support rail. Toilet, vanity unit with inset wash basin, illuminated mirror, heated towel rail,

Bedroom 2

The second bedroom is generously sized and features a full height double glazed window with a view of the gardens. Alternatively, this versatile room can serve as a dining area or study.

Guest Shower Room

Fully fitted suite with a level entry shower with screen and support rail. Toilet, vanity unit with inset wash basin, illuminated mirror, heated towel rail,

Parking

A car parking space is available to purchase at an additional cost. Please speak with the Property Consultant for more details.

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. To find out more about service charges please contact your property consultant or house manager.

Service charge: £3,912.08 per annum (for financial year ending 28/02/2027).

Lease information

Lease Length: 999 years from Jan 2021

Ground rent: £495 per annum

Ground rent review: Jan 2035

Moving Made Easy & Additional Services

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

