



Total floor area 47.7 m<sup>2</sup> (514 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). Powered by [www.focalagent.com](http://www.focalagent.com)

**Council Tax Band: A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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		

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## 5 Whyburn Court

Nottingham Road, Nottingham, NG15 7QE

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £180,000 Leasehold**

Beautifully presented SOUTH FACING, GROUND FLOOR retirement apartment with access from the lounge to a PATIO area enjoying GARDEN VIEWS. Modern kitchen with built in appliances. Double DUAL ASPECT bedroom with a WALK-IN WARDROBE and a CONTEMPORARY shower room completes this wonderful apartment. ALLOCATED CAR PARKING included.

**Call us on 0345 556 4104 to find out more.**

# Whyburn Court, Nottingham Road,

1 Bed | £180,000

PRICE  
REDUCED

## Whyburn Court

Whyburn Court was built by McCarthy & Stone 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 £35 per night plus booking fee- subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## 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, 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 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 washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and shower room.

## Lounge

This spacious lounge with a sunny aspect benefits from a full height window with single door leading to patio area and communal gardens. TV/ satellite point, telephone point. Double doors 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. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood and extractor fan. Integral fridge-freezer and dishwasher. Under pelmet lighting.

## Bedroom

Double size bedroom with dual southerly aspect windows with one overlooking the gardens and the other looking out to the side of the development. TV & telephone point. Benefiting from a door to a walk in wardrobe with hanging rails and shelving.



## Shower Room

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

## Car Parking

The apartment comes complete with an allocated car parking space.

## 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

Annual Service Charge £2,800.92 for financial year ending 30/6/2026

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.

## Lease

999 years from 2016

## Ground Rent

Annual charge £425 per annum.

Review 2031

