



Whyburn Court Nottingham Road
Hucknall Nottingham



Whyburn Court Nottingham Road Hucknall Nottingham NG15 7QE

for sale
£170,000



Property Description

Just like a Hotel - This spacious apartment is situated on the ground floor and has two sets of French doors leading out to the rear patio and communal garden areas. Internally the apartment comprises of Entrance Hallway, Two Double Bedrooms, one with built in wardrobes, spacious Lounge Diner and Kitchen with integrated appliances.

The beautifully presented McCarthy and Stone complex has everything you could need for a safe and happy retirement living with secure door entry, lift to upper floors, communal kitchen and social lounge and an active social calendar. viewing is by appointment only - Please call to arrange your viewing appointment

Entrance Hallway

Having large built in airing cupboard housing central heating boiler and having space and plumbing for washing machine, further built in cloaks cupboard, door entry system, under floor heating and access to:-

Lounge

21' 7" x 12' (6.58m x 3.66m)

Having upvc double glazed French doors leading out to a paved seating area and the communal gardens, built in storage cupboard with shelving, under floor heating and door into kitchen

Kitchen

Fitted with a range of wall base and drawer units with complimentary worksurface over, integrated electric oven, electric hob with stainless steel chimney style extractor hood over, integrated fridge freezer, spotlights, tiled floor with under floor heating and upvc double glazed window to the rear elevation

Bedroom One

19' 1" Max x 9' 5" (5.82m Max x 2.87m)

Having upvc double glazed French doors leading out to the rear patio area, built in double wardrobe with sliding mirror doors having shelving and hanging rail and under floor heating

Bedroom Two

18' 2" Max x 9' 1" (5.54m Max x 2.77m)

Having upvc double glazed window to the rear elevation and under floor heating

Shower Room

Having a double walk in shower cubicle with mains fed shower, vanity sink unit and low level WC, tiled splashback, tiled floor with under floor heating, recessed spotlights, extractor fan and wall mounted mirror with light

Agents Note

Please note there are monthly charges payable for service and management charges







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/HUK104104](https://www.burchelledwards.co.uk/Property/HUK104104)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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