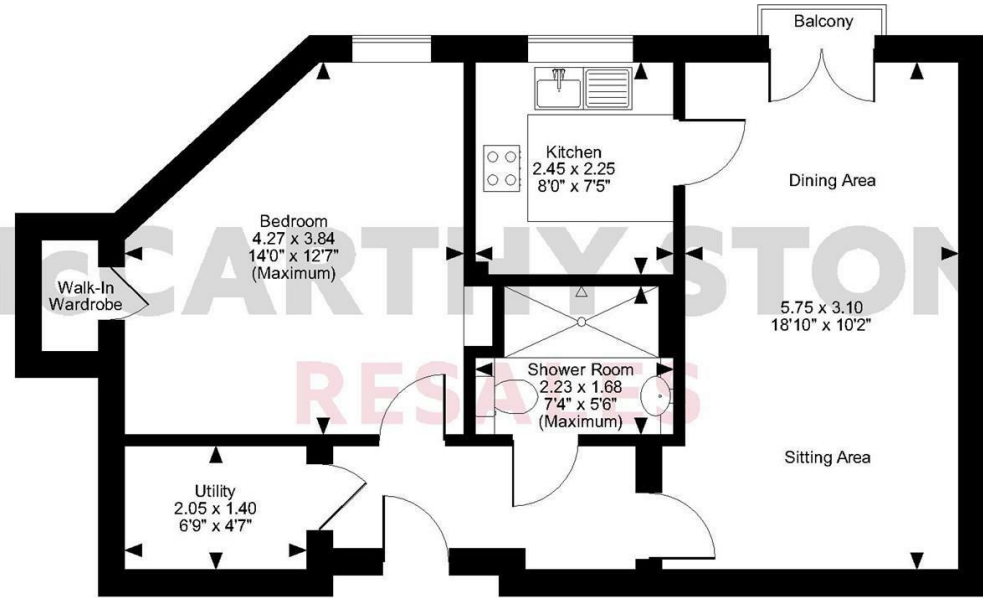
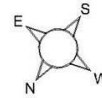


Whyburn Court, Nottingham Road Hucknall, Nottingham
Approximate Gross Internal Area
567 Sq Ft/53 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**35 WHYBURN COURT
NOTTINGHAM ROAD, NOTTINGHAM, NG15 7QE**



A bright and spacious one bedroom apartment with a SOUTHERLY ASPECT and GARDEN VIEWS, this is positioned on the second floor within a MCCARTHY & STONE retirement living development ~PRIVATE CAR PARKING SPACE~

ASKING PRICE £180,000 LEASEHOLD

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

WHYBURN COURT, NOTTINGHAM ROAD, HUCKNALL, NOTTINGHAM

1 BED | £180,000

WHYBURN COURT

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.

APARTMENT OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment with garden outlook and southerly views making it bright and airy. The apartment has the advantage of a private car parking space which is rare and desired at Whyburn Court. *early viewings advised*

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall; illuminated light switches, smoke detector, apartment security door entry system with intercom and Tunstall emergency response pull cord system are all located in the hall. From the hallway there is a door to a storage cupboard/airing cupboard with space for a washer/dryer. Doors lead to the bedroom, lounge and shower room. Under floor heating runs throughout the apartment.

LOUNGE

This bright and spacious lounge with the benefit of Juliet balcony which provides views towards the well maintained communal gardens and has a southerly aspect. The room allows ample space for dining. TV and Sky/Sky plus points, telephone points, two ceiling lights and raised power points. Door with glazed panels leading to the kitchen.

KITCHEN

Fully fitted kitchen with a range of modern high gloss wall and base level units and drawers with a wood effect work surface, Stainless steel sink with mono lever tap sits below the southerly facing window with Roman blind providing garden views. Integrated appliances include a waist high oven with space above for a microwave, ceramic hob with cooker hood over. Integral

fridge-freezer and dishwasher. Under pelmet lighting, central ceiling spot-lights and tiled flooring.

BEDROOM

A double bedroom benefiting from a double glazed window with a southerly aspect and views over the well maintained communal gardens. Door leading to a walk-in wardrobe with hanging rails and shelving. TV / telephone points, central ceiling light and raised power points.

SHOWER ROOM

Partially tiled and fitted with suite comprising of a shower cubicle with glass sliding doors and adjustable shower head and support hand rail. WC, vanity unit with wash basin and mirror above. Shaving point, emergency pull cord, heated towel rail and tiled flooring.

SERVICE CHARGE

- On-site visiting house manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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: £2,600.52 per annum (for financial year end 30/06/24)

LEASEHOLD INFORMATION

Lease length: 999 years from 1st Jan 2016

Ground rent: £425 per annum

Ground rent review: 1st Jan 2031

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

