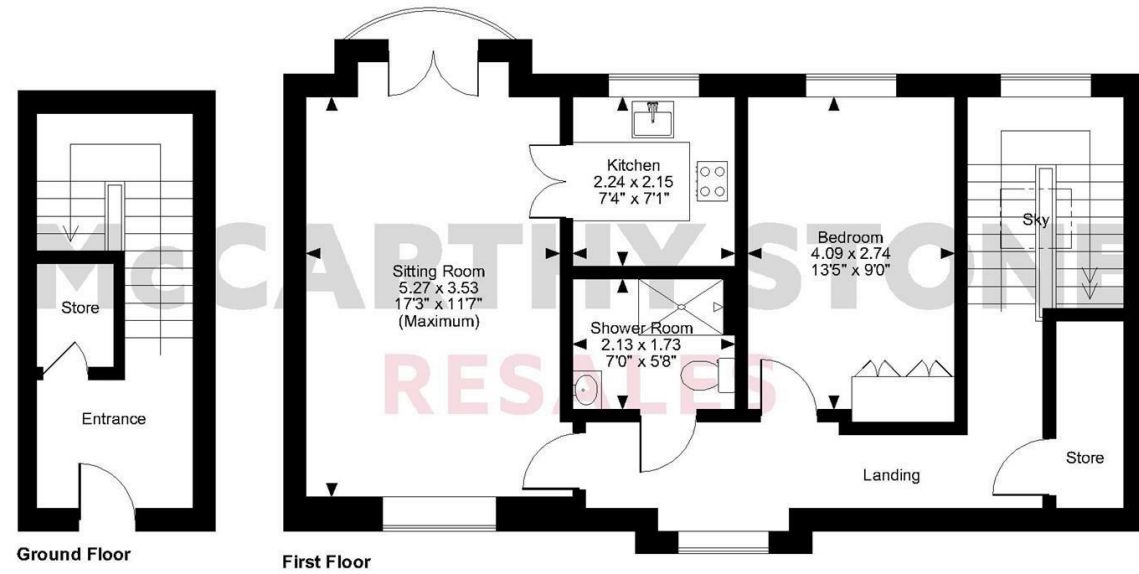


Brooklands Court, Tamworth Road Long Eaton, Nottingham
Approximate Gross Internal Area
714 Sq Ft/66 Sq M



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

1A BROOKLANDS COURT TAMWORTH ROAD, NOTTINGHAM, NG10 1BD



A WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH PRIVATE ENTRANCE AND OVERLOOKING THE CANAL. WITHIN A THIRD OF A MILE WALK OF LONG EATON'S SHOP AND AMENITIES.

OFFERS OVER £159,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BROOKLANDS COURT, TAMWORTH ROAD, LONG EATON, NOTTINGHAM

1 BED | £159,000

BROOKLANDS COURT

Brooklands Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. 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 laundry room, 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). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

Brooklands Court is situated in Long Eaton which boasts all the amenities expected of a modern town with two major supermarkets and a wide range of national and independent retailers. Sitting on the banks of the Erewash Canal and close to the River Trent, Brooklands Court boasts an enviable location in the heart of Long Eaton.

Amenities include a golf course and a leisure centre, whilst West Park offers more sedate exercise for

homeowners. Long Eaton's excellent communication links means the cities of Derby, Nottingham and Leicester are all within easy reach. The town is served by the Midland Main Line and homeowners of Brooklands Court will also be able to take advantage of an excellent bus service, which provides regular routes to local cities, towns and villages.

A bus stop is located less than 250 yards from the development. Situated less than one mile from the town centre, Brooklands Court is situated to offer the very best in retirement living.

LOWER ENTRANCE HALL

Upon entrance through the private front door there is a hall with a window and a storage cupboard. The property benefits from a stair lift and stairs to the upper floor and living space.

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 walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector and emergency pull cord located in the hall. Doors lead to the living room, bedroom and bathroom.

LOUNGE

The spacious lounge benefits being dual aspect and from stunning views over Erewash Canal. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fully tiled and 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 the canal. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integrated fridge and separate integrated freezer.

BEDROOM

Double bedroom overlooking the canal with the benefit of a built in mirrored double wardrobe. Ceiling light, TV and phone point.

BATHROOM

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

SERVICE CHARGES

- 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 £2,671.71 for financial year ending 28/02/2024.

LEASE INFORMATION

Lease Length - 125 years from Jan 2009
Ground Rent: £763.22 per annum
Ground Rent review date: Jan 38

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband not available at time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

