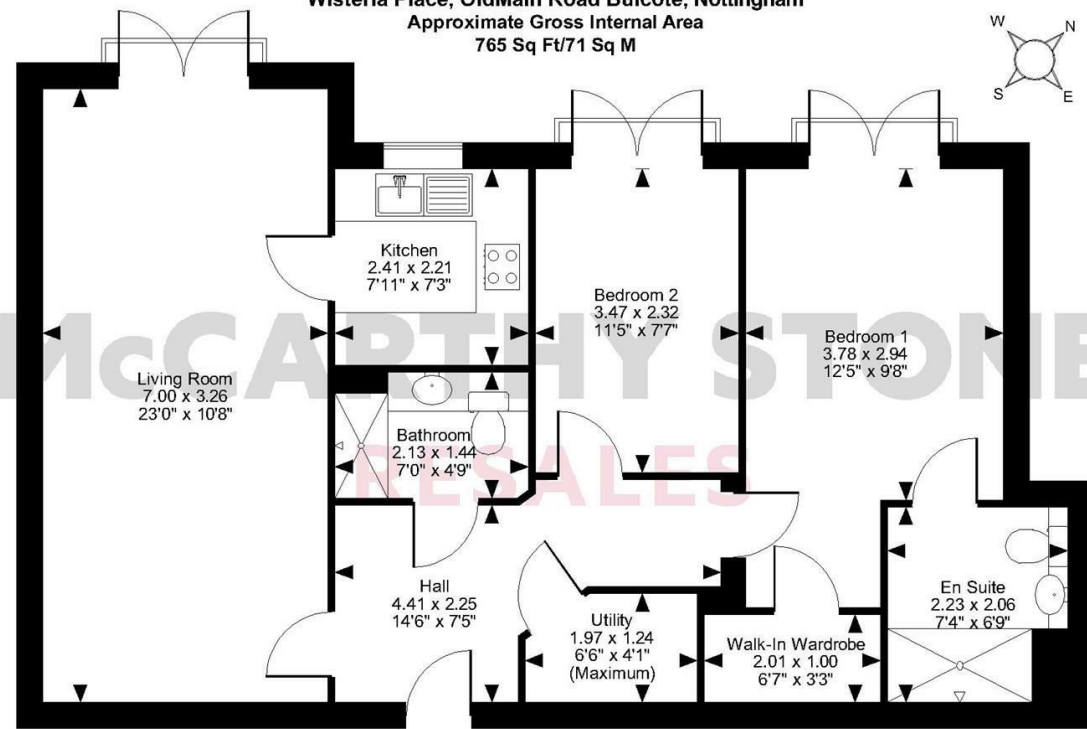


Wisteria Place, OldMain Road Bulcote, Nottingham
Approximate Gross Internal Area
765 Sq Ft/71 Sq M



First 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: B



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

**20 WISTERIA PLACE
, NOTTINGHAM, NG14 5GS**



A beautifully bright and spacious two bedroom retirement apartment on the first floor with three Juliet balconies.

ASKING PRICE £320,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BULCOTE, NOTTINGHAM

2 BED | £320,000

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. Oak veneered doors leading to the living room, bedroom and shower room

LIVING ROOM

A bright and spacious living room with a Juliet balcony overlooking the communal grounds, the room also provides ample space for dining. 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 with window above. Integrated fridge/freezer.

BEDROOM 1

This well-presented double bedroom features a window with views of the communal grounds and benefits from a walk-in wardrobe complete with rails, shelving, and drawers. Additionally, it boasts a generously sized ensuite, ceiling lights, as well as TV and phone points.

BEDROOM 2

The second bedroom is generously sized and features a charming Juliette balcony with a view of the gardens. Alternatively, this versatile room can serve as a dining area or study.

BATHROOM

The room features slip-resistant floor tiling, a bath, underfloor heating, and grab rails. It includes a WC, a pedestal wash hand basin, mirrors, a heated towel rail, and a shaver socket. An emergency pull cord is also installed.

PARKING

This apartment does not come with a 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

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: £3,834.03 per annum (for financial year ending 28/02/2025).

LEASE INFORMATION

Lease Length: 999 years from Jan 2021

Ground rent: £495 per annum

Ground rent review: Jan 2035

ADDITIONAL INFORMATION & SERVICES

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

