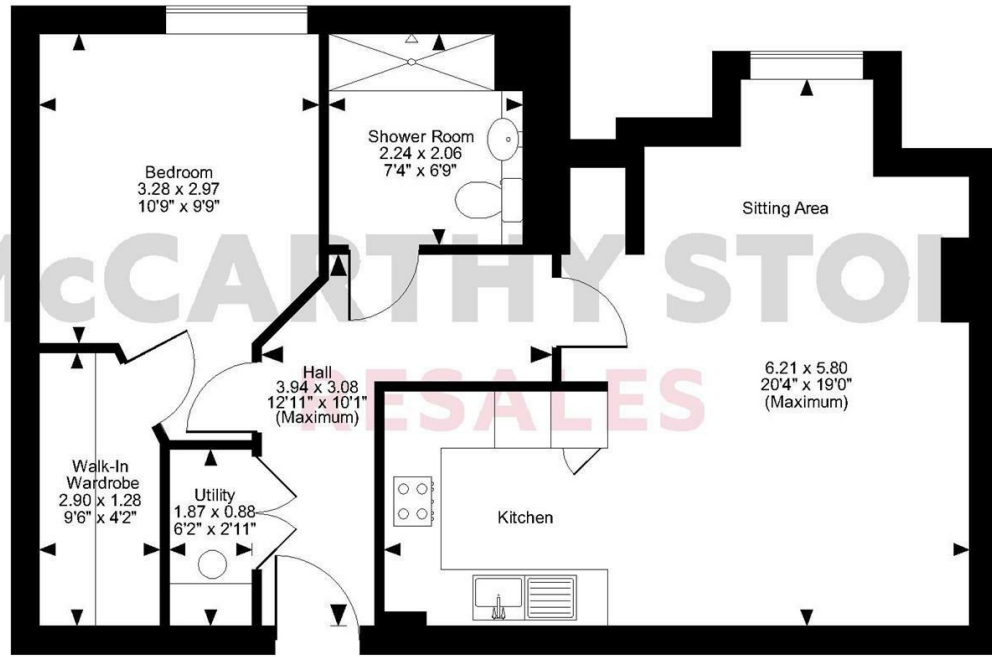
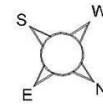


Wisteria Place, OldMain Road Bulcote, Nottingham
 Approximate Gross Internal Area
 611 Sq Ft/57 Sq M

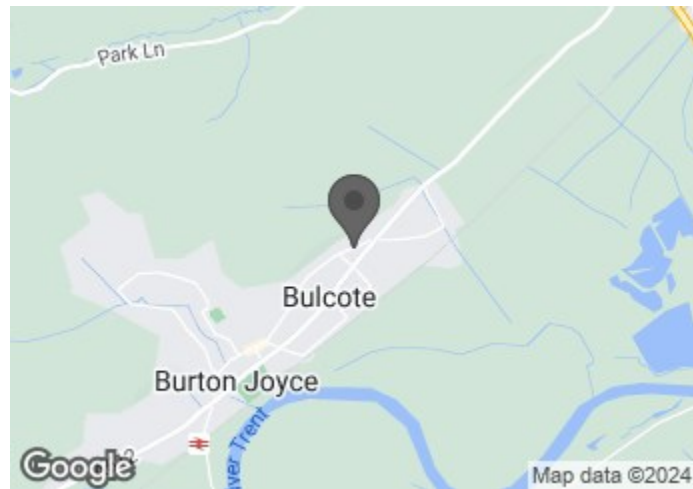


Second Floor

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: 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**

**36 WISTERIA PLACE
 OLD MAIN ROAD, NOTTINGHAM, NG14 5GS**



A bright and airy SOUTH WESTERLY facing one bedroom apartment situated within a popular MCCARTHY STONE retirement living development. *CAR PARKING SPACE*

ASKING PRICE £235,000 LEASEHOLD

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

WISTERIA PLACE, OLD MAIN ROAD, BULCOTE

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.

OVERVIEW

McCarthy Stone Resales are proud to bring to the market this well presented one bedroom apartment with the benefit of a sunny southwest facing aspect and modern kitchen and shower room. The apartment comes with an allocated car parking space too. The apartment is neutrally decorated throughout enabling any buyer to put their own stamp on it. *Early viewings strongly advised*

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 southwest facing living room with ample space for dining. Telephone and television point. Sky/Sky+ connection point. Raised power points, two ceiling light points.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level ivory high gloss units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer sits below the southwest facing window. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.

BEDROOM

A generously sized master bedroom with sunny aspect window. Door leading onto a walk-in wardrobe housing rails, shelving and drawers. Telephone and television point. Sky/Sky+ connection point. Raised power points, central ceiling light point.

1 BED | £235,000

SHOWER ROOM

Tiled and fitted modern suite, comprising of a shower cubicle with glass sliding door and support rail. Wash basin with cupboard below and a fitted mirror with light and shaver point above. WC. Electric heated towel rail. Wall mounted electric down-flow heater. Extractor. Emergency pull cord.

ALLOCATED CAR PARKING SPACE

SERVICE CHARGE

- Onsite house manager, during Monday - Friday working hours
- Water rates for communal areas and apartments
- 24-hour emergency call system
- Cleaning of communal windows
- 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: £2,556.02 per annum (for financial year end 28/02/2025).

LEASE INFORMATION

Ground rent: £495 per annum

Ground rent review: Jan 2035

Lease Length: 999 years from Jan 2020

ADDITIONAL INFORMATION & SERVICES

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

