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 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		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 17 Wisteria Place

Old Main Road, Nottingham, NG14 5GS



**Asking price £240,000 Leasehold**

Welcome to Wisteria Place, a charming one-bedroom retirement living apartment located on Old Main Road in Bulcote. This lovely GROUND FLOOR apartment benefits from a convenient ALLOCATED PARKING for one vehicle and a PATIO AREA. Situated close to local amenities, this apartment offers a peaceful and convenient lifestyle for those looking to downsize and enjoy retirement living.

**Call us on 0345 556 4104 to find out more.**

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# Wisteria Place, Old Main Road, Bulcote

1 bed | £240,000

## 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 utility / storage cupboard, living room, bedroom and shower room

## Living room

A bright and spacious southwest facing living room with ample space for dining and French doors that lead to a patio area, Telephone and television point. Sky/Sky+ connection point. Raised power points, two ceiling light points. Door leads onto separate kitchen.

## 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, 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 well presented double bedroom with a window overlooking the communal grounds and benefitting from a walk-in wardrobe housing rails and shelving Ceiling lights, TV and phone point,

## Shower Room

Tiled and fitted modern suite, comprising of a shower cubicle with glass pivoting door and support rail. Wash basin with cupboard below and a fitted mirror with light and shaver point above. WC. Electric heated towel rail, Extractor and emergency pull cord.

## Allocated car parking space

This apartment benefits from it's own 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: £425 per annum

Ground rent review: Jan 2035

Lease Length: 999 years from Jan 2020

## Additional Information and Services

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

