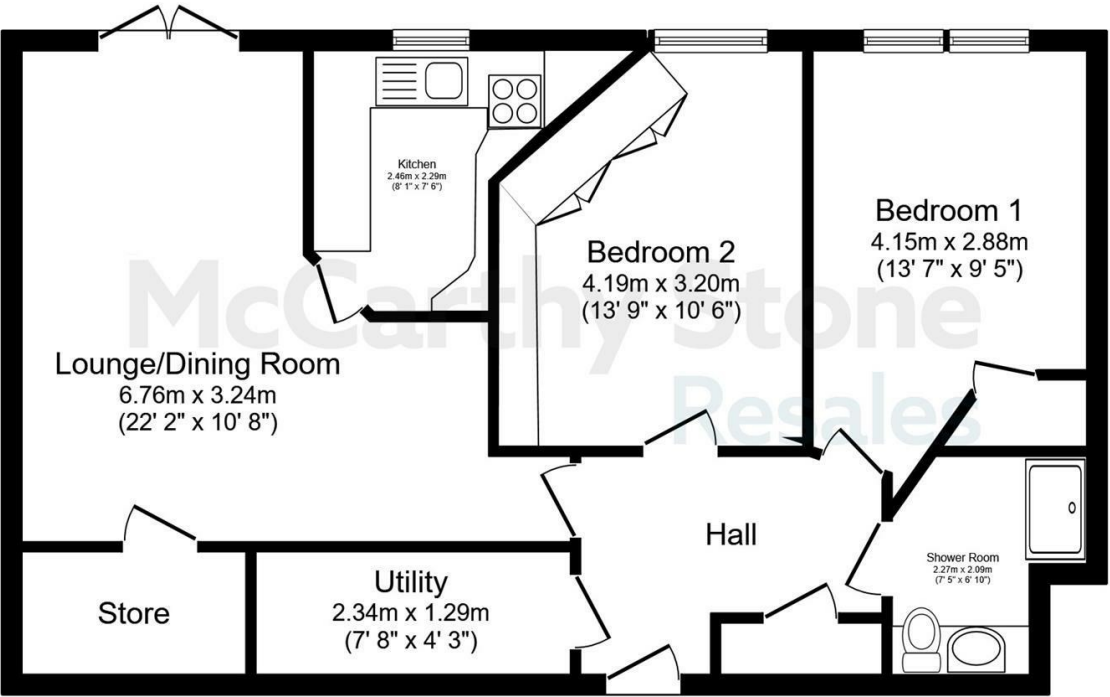


30 Whyburn Court

Nottingham Road, Nottingham, NG15 7QE



Total floor area 72.4 sq.m. (780 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: A



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	



Asking price £237,500 Leasehold

A beautifully presented TWO bedroom apartment within a DESIRABLE MCCARTHY & STONE retirement complex. SPACIOUS LOUNGE, modern kitchen with BUILT IN APPLIANCES, Two DOUBLE BEDROOMS with fitted wardrobes and a CONTEMPORARY shower room completes this lovely apartment. ALLOCATED CAR PARKING SPACE included.

Call us on 0345 556 4104 to find out more.

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Whyburn Court, Nottingham Road, Hucknall, Nottingham

Whyburn Court

Whyburn Court was built by McCarthy & Stone 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 £35 per night plus booking fee-subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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

This apartment is beautifully presented throughout and has the feature of a Juliet balcony in the lounge and full length windows to the master bedroom allowing lots of natural light into this spacious two bedroom apartment. The modern apartment has underfloor heating throughout. Positioned on the second floor



and can be accessed by a lift or stairs. An allocated car parking space is included.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge

Spacious lounge with French doors to Juliet balcony with views towards the front elevation. The lounge provides ample space for dining, ideally positioned in front of the mentioned French doors where you can sit and watch the world go by! TV and Sky/Sky plus points, two decorative ceiling lights and raised power points. Door leading to a storage room which the current homeowner uses it as a home office and houses a desk and additional part glazed door leads to the kitchen.

Kitchen

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

Master Bedroom

A comfortable master bedroom with the benefit of full length window which allows lots of natural light in. Featuring additional built in drawers and a door leading onto a walk-in wardrobe with hanging rails and shelving. TV / telephone point, central ceiling light and raised power points.

Bedroom Two

Good size second bedroom which could be used for dining or hobby / study room. Built in furniture which includes drawers and a wardrobe. Central ceiling light and raised power points.

2 bed | £237,500

Shower Room

Shower room benefiting from a thermostatically controlled shower with a double length cubicle and support rail. WC, vanity unit with inset wash basin and lighted mirror above housing electric points; heated towel rail radiator, extractor fan. Tiled flooring with under-floor heating. Emergency pull cord.

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

Annual service charge £4,201.37 for financial year ending 30/6/2026.

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.

Leasehold Information

Lease length: 999 years from 1st Jan 2016
Ground rent: £495 per annum.
Ground rent review 1st Jan 2031.
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

