



**34 Wisteria Place Old Main Road, Burton
Joyce, Nottinghamshire, NG14 5GS**

Guide Price £315,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this stunning, beautifully appointed and spacious over 60s first floor apartment located within a small development of similar dwellings within walking distance of the heart of this well regarded, excellently served and well placed Trent side village.

Originally completed by McCarthy & Stone, well known for their quality retirement developments, in 2021, positioned on the edge of the village in an enclosed, secure site, with electric gate access, allocated parking and communal grounds to all sides. The complex provides beautifully maintained communal areas including a spacious reception and access into the gardens with both staircase and lifts leading to the appropriate floors.

This first floor apartment is no exception, being beautifully appointed throughout having contemporary fixtures and fittings, attractive internal doors, a modern electric heating and pressurised hot water system, triple glazing, offering around 800sq.ft. of floor area giving a generous feel of space and benefitting from a south westerly aspect flooding the rooms with light, particularly in the afternoons.

The accommodation comprises an open plan living/dining room with Juliette balcony that leads into a well appointed kitchen having a generous range of units and integrated appliances, two double bedrooms the master benefitting from both a large ensuite shower room but also a walk in wardrobe, a separate shower room and also a utility/storage space off the main hallway.

Overall this is a fantastic, well appointed apartment within this over 60s development and would be ideal for those downsizing.

BULCOTE

The adjacent village of Burton Joyce is well equipped with amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

A COMMUNAL ENTRANCE HALL OPENS OUT INTO AN ATTRACTIVE RESIDENT'S LOUNGE HAVING ACCESS OUT ONTO THE REAR GARDEN WITH BOTH STAIRCASE AND LIFTS LEADING TO THE APPROPRIATE FLOORS.

FROM HERE A PRIVATE ENTRANCE DOOR LEADS THROUGH INTO:

PRIVATE MAIN ENTRANCE HALL

13'9" max x 8'5" max (4.19m max x 2.57m max)



A well proportioned initial entrance hall having a good level of storage and further doors leading to:



WALK IN UTILITY CUPBOARD

6'4" max x 4'3" max (1.93m max x 1.30m max)

A really useful space offering an excellent level of storage but also houses electric central heating and water system, plumbing for washing machine, electrical consumer unit and fitted shelving.

SITTING/DINING ROOM

20'3" x 10'9" (6.17m x 3.28m)



A well proportioned, light and airy reception benefitting from a south westerly aspect with Juliette balcony and triple glazed French doors, the room large enough to accommodate both living and dining space having deep skirting and modern electric radiator.

Further door leading through into:



KITCHEN

7'4" x 7'10" (2.24m x 2.39m)



Beautifully appointed having a generous range of contemporary gloss fronted wall, base and drawer units with chrome door furniture, a U shaped configuration of square edged preparation surfaces, inset Blanco composite sink and drain unit with swan neck mixer tap, integrated appliances including Bosch ceramic electric hob, stainless steel chimney hood over, oven, fridge, freezer and dishwasher, wood effect flooring, deep skirting and triple glazed window.



BEDROOM 1

14'1" max (9'11" min) x 16' (4.29m max (3.02m min) x 4.88m)



A well proportioned double bedroom having initial walk through dressing area which also leads into a generous walk in wardrobe with fitted hanging rails and shelving, the main bedroom having a pleasant south westerly aspect, Juliette balcony with triple glazed French doors, additional window to the side, modern electric radiator

and deep skirting.

Further door leading to:



ENSUITE SHOWER ROOM

7'3" x 6'9" (2.21m x 2.06m)



A generous ensuite shower room tastefully appointed having a contemporary suite comprising large double length shower enclosure with initial drying area, glass

screen and wall mounted shower mixer, vanity unit providing a good level of storage with a Roca two piece suite comprising WC with concealed cistern, vanity surface over, inset washbasin with chrome mixer tap, tiled splashbacks and floor, contemporary towel radiator and wall mounted LED mirror.

BEDROOM 2

11'6" x 9'6" (3.51m x 2.90m)



A further double bedroom currently utilised as an additional reception room again having a south westerly aspect, Juliette balcony, triple glazed French doors, deep skirting, and modern electric radiator.

SHOWER ROOM

7'2" x 5' (2.18m x 1.52m)



A contemporary shower room comprising double width shower enclosure with sliding screen and wall mounted shower mixer, vanity unit housing Roca two piece suite comprising WC with concealed cistern and washbasin with chrome mixer tap, tiled splashbacks and floor and contemporary towel radiator.

COMMUNAL RECEPTION AREA



A lovely, tastefully appointed and well maintained communal reception space, . Located on the ground floor

and an ideal meeting and socialising area for residents, which also links into the gardens.

EXTERIOR



These stunning apartment occupy communal grounds that are well maintained and enclosed by wrought iron railings with electric gate access onto a block set forecourt with allocated parking space for each apartment as well as additional visitor spaces. As well as the communal grounds which surround the development the apartments are well placed within walking distance of the heart of the village and also Trent side walks a short distance away.



COUNCIL TAX BAND

Newark & Sherwood District Council - Band C

TENURE

Leasehold

CHARGES

We understand that the current ground rent is £247.50 payable twice a year. The next ground rent review is understood to be in January 2035.

Service charge for 2022 was £3,178.96. It is believed that the service charge for 2023 may be £3,517.68 or £293.14 per month.

The vendor has informed us that each time the property is sold, the current owner has to pay McCarthy Stone 1% of the sale value at that time.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of

the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

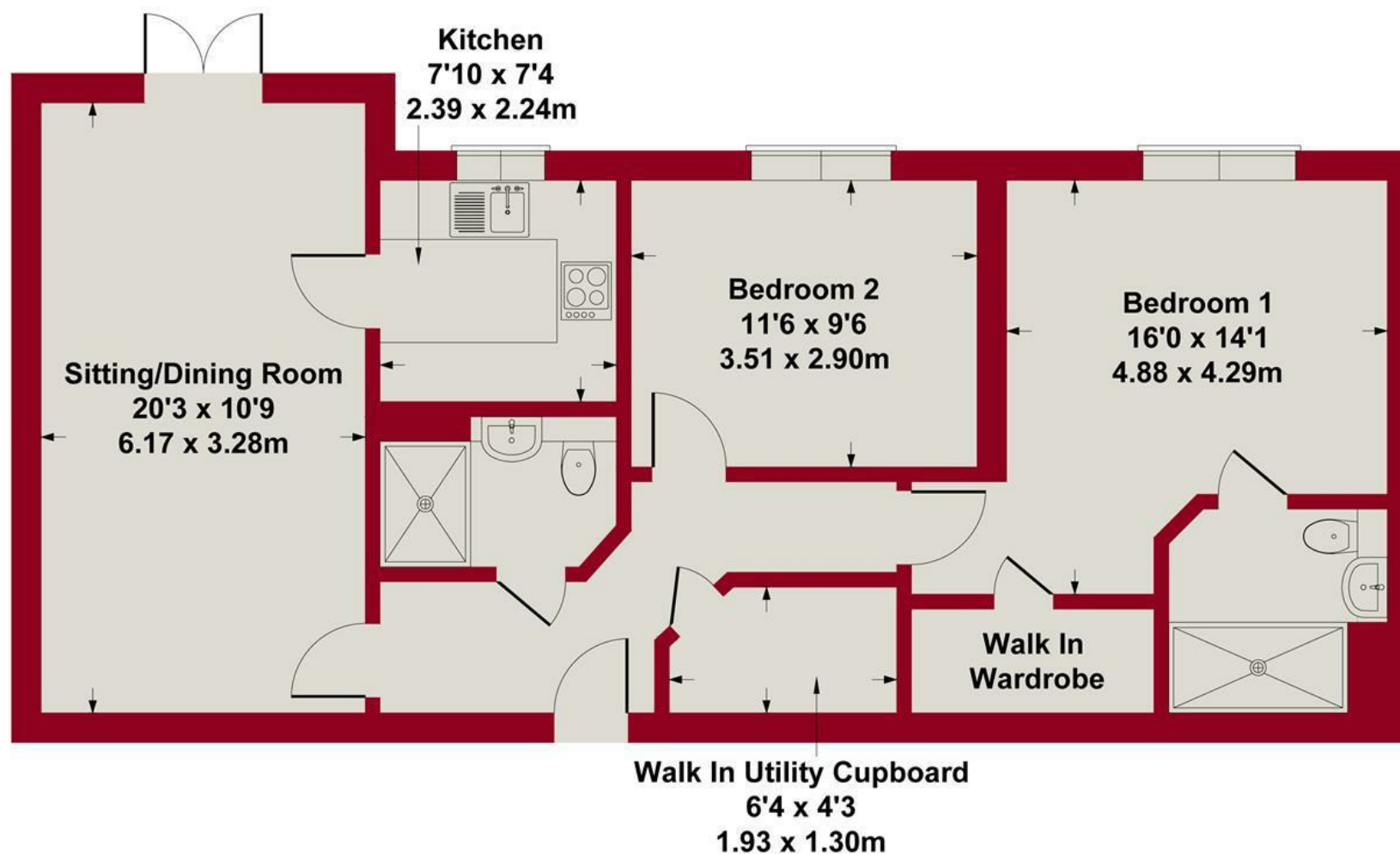
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

**Approximate Gross Internal Area
818 sq ft - 76 sq m**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





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		
	77	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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