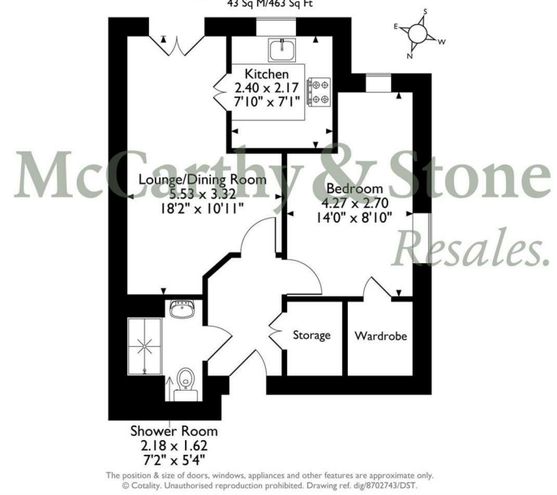
Excellent

Trustpilot

McCarthy & Stone
Resales.

23 Whyburn Court, 84, Nottingham Road, Hucknall, Nottingham, Nottinghamshire
Approximate Gross Internal Area
43 Sq M/463 Sq Ft




The position & size of doors, windows, appliances and other features are approximate only.
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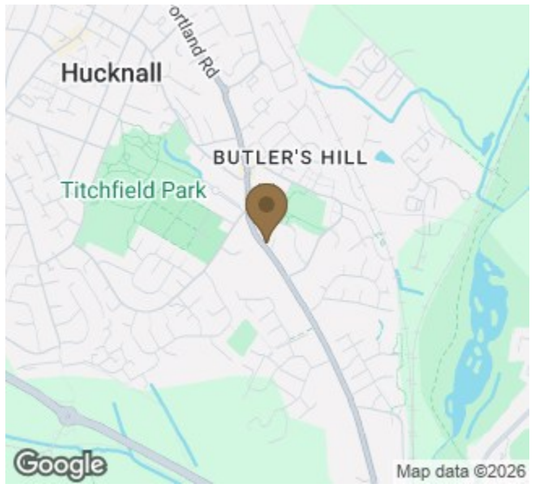


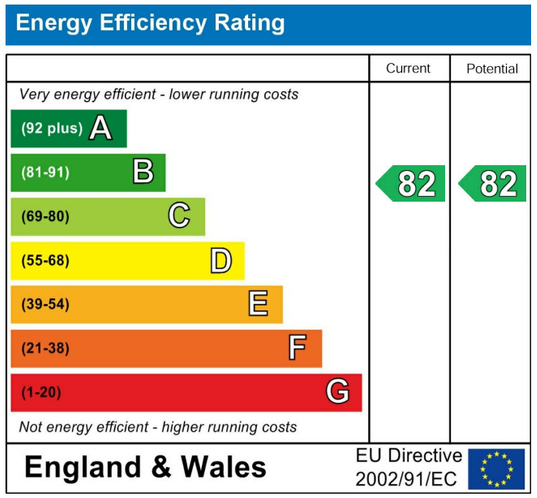


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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman

## 23 Whyburn Court

Nottingham Road, Nottingham, NG15 7QE

1 1 Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 23 Whyburn Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Offers in the region of £175,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Well presented light and sunny apartment benefiting from a south/south west aspect
- Spacious lounge with Juliet Balcony enjoying garden views
- Modern kitchen with built in appliances
- Dual aspect bedroom and contemporary shower room
- Dedicated House Manager
- Communal Lounge
- Landscaped gardens
- Lifts to all floors
- Guest Suite
- 24 House Emergency response

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 23 Whyburn Court, Nottingham

1 | 1 | Offers in the region of £175,000

## Whyburn Court

Whyburn Court was built by McCarthy & Stone and 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 £25 per night - 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.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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 lounge, bedroom and shower room.

## Living Room

Spacious living room benefitting from a Juliet balcony overlooking the communal gardens. There's ample room for dining, TV and Sky/Sky plus points, power points. Double part glazed doors leading to separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window over. Waist height oven, ceramic hob, cooker hood and extractor fan. Integral fridge-freezer.Ceiling spot lights, under pelmet lighting. Floor tiling.

## Bedroom

Dual aspect, double bedroom with full height windows and views over the communal gardens. Power points, ceiling light, TV/ Telephone point, provisions for a wall mounted TV. Door leading to a walk-in wardrobe with hanging rails and shelving.

## Shower Room

Fully fitted with suite comprising of a shower cubicle. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric towel rail and 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 £2.943.78 for financial year ending 30/6/2027

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

999 years from 2016

## Ground Rent

Annual ground rent £425
Ground rent review:1st January 2031