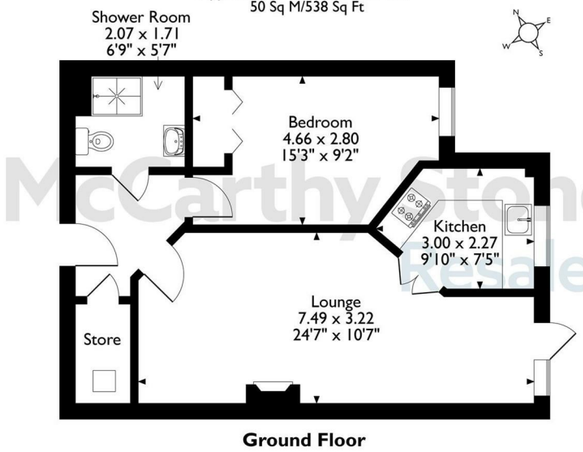
Excellent

Trustpilot

McCarthy & Stone
Resales.

10 Brooklands Court, 44, Tamworth Road, Long Eaton, Nottingham, Derbyshire
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







10 Brooklands Court

Tamworth Road, Nottingham, NG10 1BD

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 10 Brooklands Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £160,000
Leasehold

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

Why you'll love living here:

- Well presented ground floor apartment with direct access to a patio area
- Modern kitchen with built in appliances
- Double bedroom with built in wardrobes
- Local to all shops and amenities
- House Manager
- Communal lounge where social events take place
- Landscaped Gardens
- 24-hour emergency contact system
- Lifts to all floors
- Part Exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Brooklands Court, Nottingham

1 | 1 | Asking price £160,000

Brooklands Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. 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 laundry room, 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).

Local Area

Brooklands Court is situated in Long Eaton which boasts all the amenities expected of a modern town with two major supermarkets and a wide range of national and independent retailers. Sitting on the banks of the Erewash Canal and close to the River Trent, Brooklands Court boasts an enviable location in the heart of Long Eaton. Amenities include a golf course and a leisure centre, whilst West Park offers more sedate execise for homeowners. Long Eaton's excellent communication links means the cities of Derby, Nottingham and Leicester are all within easy reach. The town is served by the Midland Main Line and homeowners of Brooklands Court will also be able to take advantage of an excellent bus service, which provides regular routes to local cities, towns and villages. A bus stop is located just outside the development. Situated less than one mile from the town centre, Brooklands Court is siutated to offer the very best in retirement living.

Entrance Hall

Front door with spy hole leads to the entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. 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 bathroom.

Lounge

Bright and spacious lounge with a double glazed door leading out to a patio area enjoying garden views. There is a feature electric fire with surround which acts as an attractive focal point. Sky/Sky+ connection point and TV and telephone points. Two decorative ceiling lights and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and tiling over. Stainless steel sink with mono lever tap, drainer sits below the window with blind. Eye level oven, four ring ceramic hob and cooker hood. Integral fridge & freezer. Under pelmet and ceiling lighting.

Master Bedroom

A generously sized bedroom with the benefit from a double mirror fronted built in wardrobe. The room provides lots of wall space for further storage / dressing table. TV and telephone points, two decorative ceiling lights and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite with refitted shower with screen and support rail, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service charges

- 24-hour emergency call system
- Onsite visiting house manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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: £2,830.62 per annum for financial year ending 28/2/2027

Leasehold

Lease length: 125 years from 1st Jan 2009
Ground rent: £763.81 per annum
Ground rent review: 1st Jan 2039
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.
- 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

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













