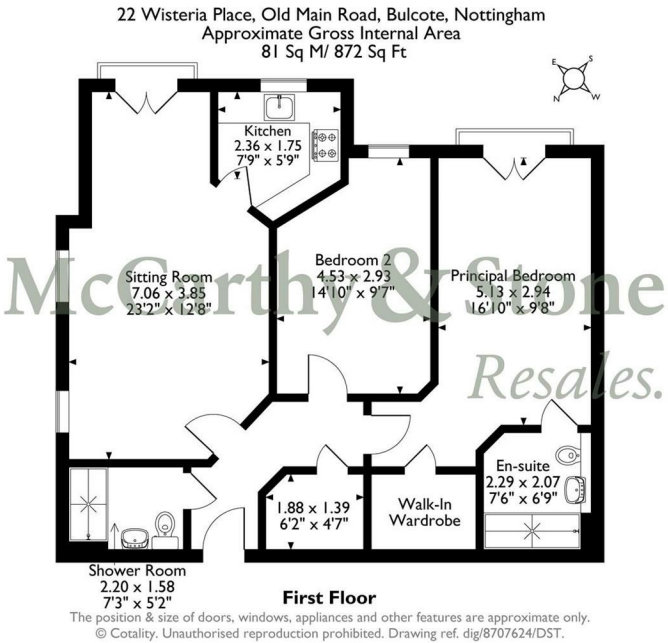
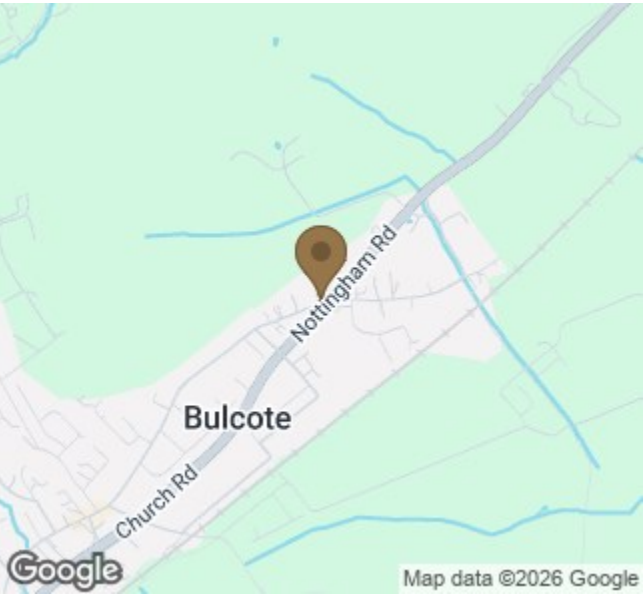
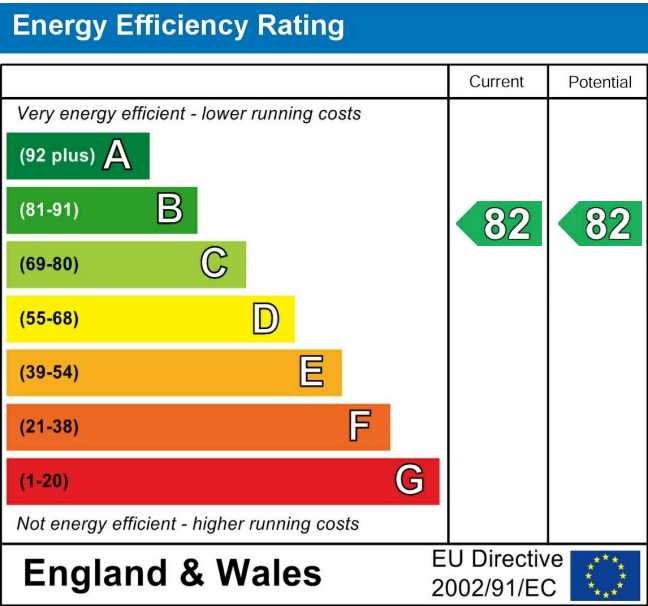




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Registered in England and Wales No. 10716544



22 Wisteria Place

Nottingham Road, Nottingham, NG14 5GS

2 1 **Council Tax Band: C**

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 22 Wisteria Place could be the ideal place for you. Contact our team to arrange an appointment to view.

**Offers in the region of
£340,000 Leasehold**

0345 556 4104
 resales@mccarthyandstone.co.uk
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Why you'll love living here:

- Dual aspect lounge with Juliet balcony
- Modern fitted kitchen
- Two spacious double bedrooms
- Two contemporary shower room
- Social Homeowners' lounge
- Stunning landscaped gardens
- Friendly & welcoming community
- Guest suite for friends and family
- Mobility scooter store
- 24/7 emergency call system

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

22 Wisteria Place, Nottingham

2 | 1 | Offers in the region of £340,000

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

Apartment Overview

This spacious two-bedroom first-floor apartment enjoys a dual-aspect position, allowing plenty of natural light throughout the living area. The bright and generously proportioned lounge offers ample space for both lounge and dining furniture. A Juliet balcony overlooks the front of the development, while two additional side-facing windows create a light and airy feel. Leading off the lounge, the modern kitchen features cream high-gloss units, a built-in waist-height electric oven and a four-ring electric hob with a chrome extractor hood above. The sink and drainer sit beneath a front-facing window fitted with blinds. The principal bedroom is particularly spacious and benefits from a walk-in wardrobe with hanging rails and shelving. An en suite shower room leads directly from the bedroom and features a full-width walk-in shower with a

glass screen and support rail. The second bedroom is also generously sized, offering flexibility for use as a guest bedroom, separate dining room, hobby room or study. Completing the accommodation is a spacious shower room accessed from the hallway, featuring a walk-in shower with a sliding glass door.

Parking

This apartment comes with an allocated car parking space.

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

“Our social calendar is busier than ever, with something for all tastes and abilities.”
“Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99.”
“Our House Manager organised a ‘Hoy’ Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here.”

Landscaped Gardens

One of the main social hubs of Wisteria Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Additional Information & Services

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,912.08 for the financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease information

Lease: 999 years from 1st Jan 2021
Ground rent: £495 per annum
Ground rent review: 1st Jan 2035

Moving Made Easy

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.
- 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 speak with our Property Consultant today.

