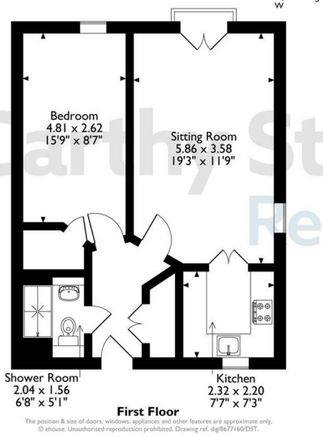
Excellent

Trustpilot

McCarthy & Stone
Resales.

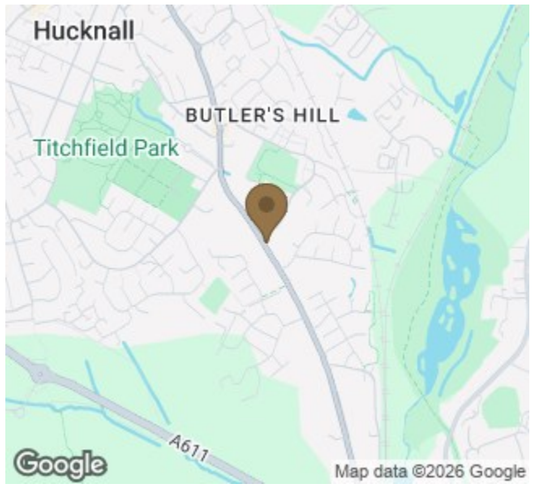
18 Whyburn Court, Nottingham Road,
Hucknall, Nottingham, Nottinghamshire
Approximate Gross Internal Area
53 Sq M/570 Sq Ft

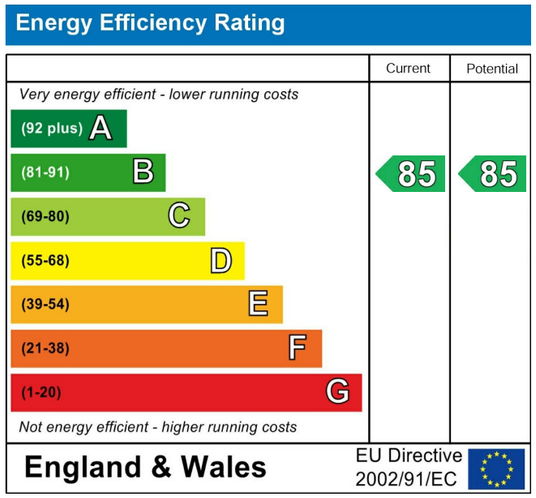


First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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







18 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 18 Whyburn Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- Beautifully presented apartment situated on the first floor at the end of the building.
- Spacious lounge with a Juliet Balcony
- Modern kitchen with built in appliances and contemporary shower room
- Car parking Space Incuded
- 24-Hour Emergency Contact System
- Dedicated House Manager
- Communal lounge
- Landscaped gardens
- Lift to all floors
- Guest suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

18 Whyburn Court, Nottingham

1 | 1 | Asking price £175,000

Whyburn
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 (subject to availability & additional charge). 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.

Lounge
Bright and spacious lounge with a double glazed door opening inwards to reveal a Juliet balcony. There's ample room for a dining table and an electric fire with surround provides a great focal point. TV, BT telephone point and Sky/Sky plus points, power points. Doors with glazed panels leading to the 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 sits beneath a double glazed window with fitted blind. Waist height oven, ceramic hob, cooker hood and extractor fan. Integral fridge-freezer and dishwasher. Under pelmet lighting.

Bedroom
A comfortable double bedroom with a full height window and fitted blind. Power points, ceiling light, TV/ Telephone point. 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.

Car Parking
The apartment has an allocated car parking space

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

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.

The annual service charge is £2,943.78 for the financial year ending 30th June 2026.

Check out benefits you may be entitled to!

Leasehold Information
Lease: 999 years from 1st Jan 2016
Ground rent: £425 per year
Ground rent review: 1st Jan 2031

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.
- 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 & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













