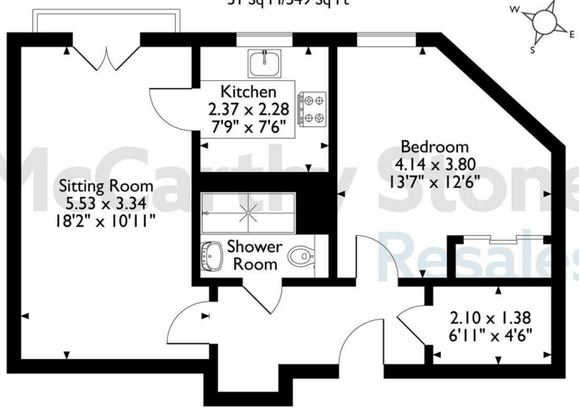
Excellent

Trustpilot

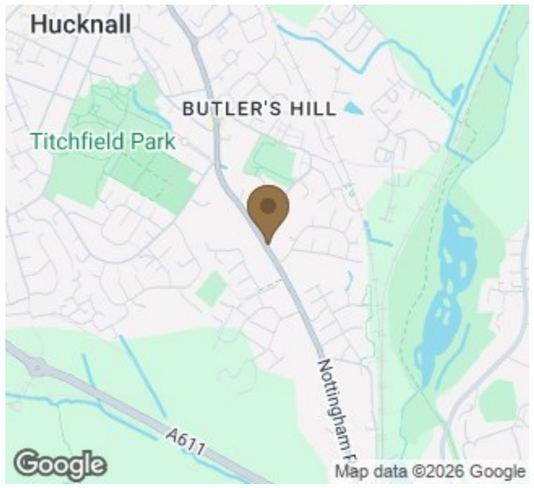
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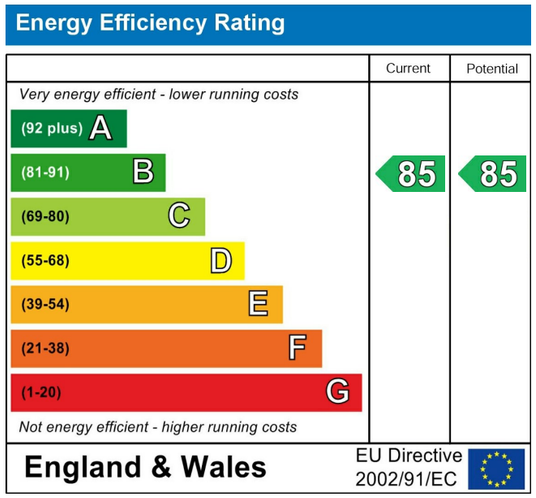
38 Whyburn Court, 84, Nottingham Road, Hucknall, Nottingham, Nottinghamshire
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Second 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







38 Whyburn Court

Nottingham Road, Nottingham, NG15 7QE

1 1 Council Tax Band: B

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

Asking price £165,000
Leasehold

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

Why you'll love living here:

- A one bedroom garden facing
- House Manager
- Camera door entry system
- 24 hour Careline
- Homeowners communal lounge
- Landscaped gardens
- Lift to all floors
- Guest suite
- Desirable retirement living development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 Whyburn Court, Nottingham

1 | 1 | Asking price £165,000

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 (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 full height windows allowing plenty of natural light and providing an attractive outlook over the communal gardens. There's ample room for a dining table. TV, BT telephone point and Sky/Sky plus points, raised height power points and two ceiling lights. 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 and garden facing window above. Waist height oven, ceramic hob, cooker hood and extractor fan. Integral fridge-freezer and dishwasher. Ceiling and under pelmet lighting.

Bedroom
A comfortable double bedroom with window providing outlook over the communal gardens. Door leading to a walk-in wardrobe with hanging rails and shelving. TV/ Telephone point, raised height power points and ceiling light.

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

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.

Annual Service charge is £2,943.78 for the financial year ending 30th June 2026.

FREE ENTITLEMENTS ADVICE 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 Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













