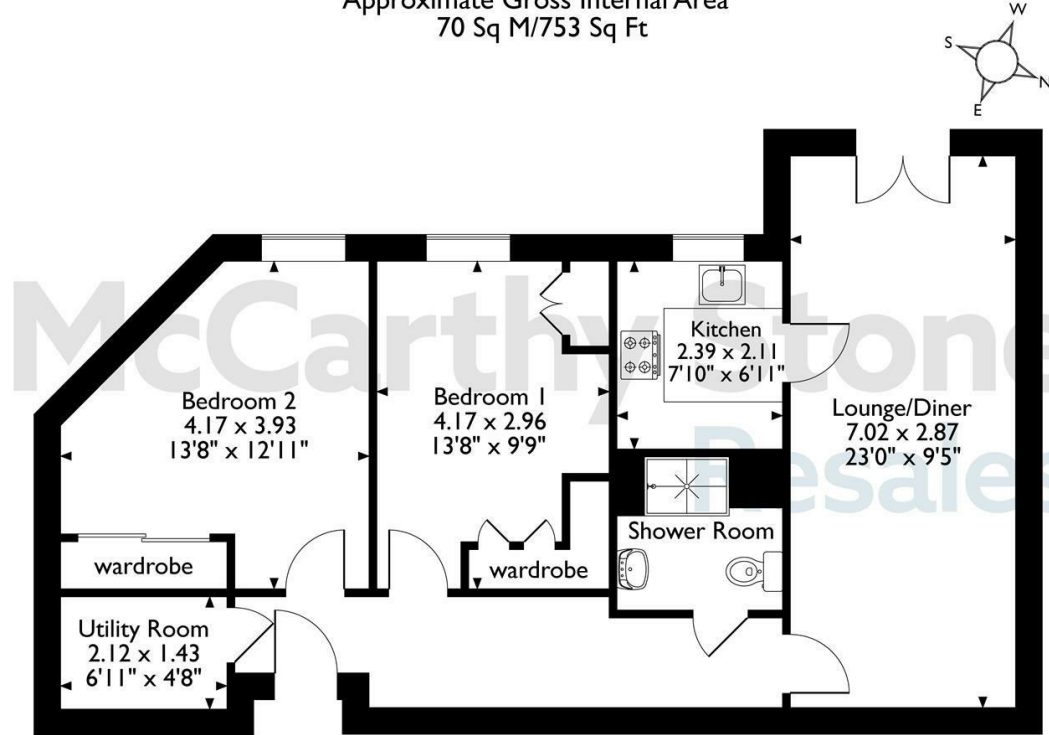
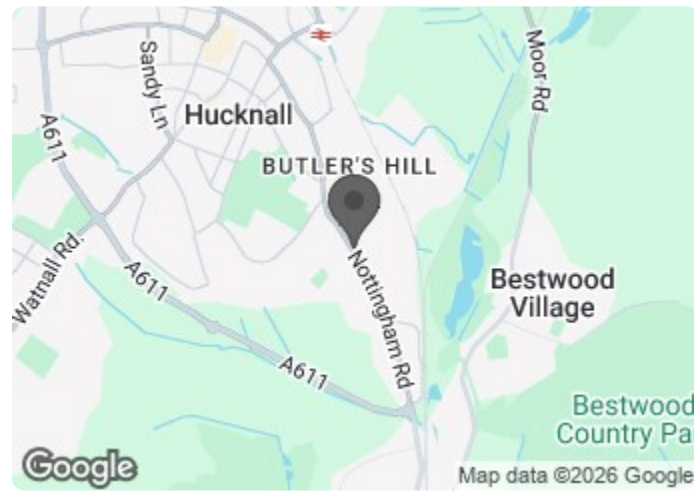


12 Whyburn Court, 84, Nottingham Road, Hucknall, Nottingham, Nottinghamshire  
Approximate Gross Internal Area  
70 Sq M/753 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: A**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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**12 Whyburn Court**

Nottingham Road, Nottingham, NG15 7QE



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A well presented TWO BEDROOM first floor retirement APARTMENT with a JULIET BALCONY enjoying GARDEN VIEWS.. Modern kitchen with BUILT IN APPLIANCES, two double bedrooms with FITTED WARDROBES. \*\*ALLOCATED PARKING SPACE INCLUDED\*\*

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# Whyburn Court, Nottingham Road, Hucknall, Nottingham

## Whyburn Court

Whyburn Court was built by McCarthy & Stone 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. 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, a bank, 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 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 bedrooms, living room and shower room.



## Lounge

Spacious lounge with double doors opening inwards to reveal a Juliet balcony with views over the communal gardens. Electric fire with surround provides a great focal point. TV and Sky/Sky plus points, power points. Door 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 UPVC double glazed window over. Waist height oven, ceramic hob, cooker hood and extractor fan. Integral fridge-freezer, dishwasher. Under pelmet lighting.

## Principle Bedroom

Bright and airy bedroom with a full height window enjoying garden views. Bespoke fitted wardrobes and units providing ample storage. Power points, ceiling light, TV/ Telephone point.

## Bedroom Two

Good size double bedroom which could also be used for dining, study or hobby room. Mirror fronted wardrobes. Power points, ceiling light, TV/ Telephone point.

## Shower Room

Shower room benefiting from a thermostatically controlled shower in an oversize width unit. Wash basin, WC, heated towel rail radiator, extractor fan, shaver point. Tiled flooring with under-floor heating.

## Car Parking

The apartment comes complete with a car parking space included.

## 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



## 2 bed | £200,000

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.

Annual Service charge £4,415.70 for financial year ending 30/06/2027.

## Leasehold

999 years from 2016

## Ground Rent

£495 per annum

It will be reviewed in January 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
- Ultrafast Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

