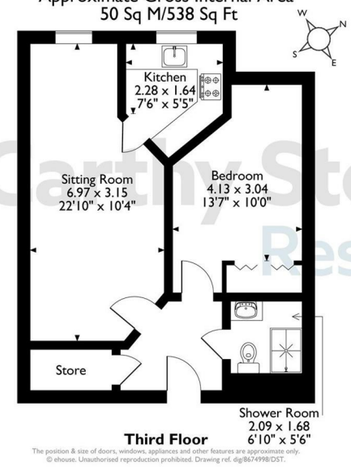
Excellent

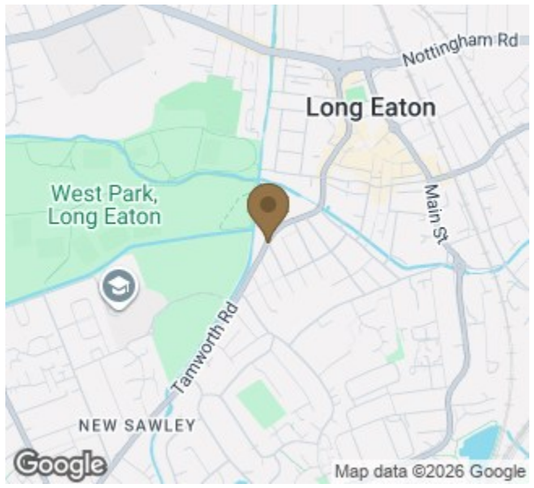
Trustpilot

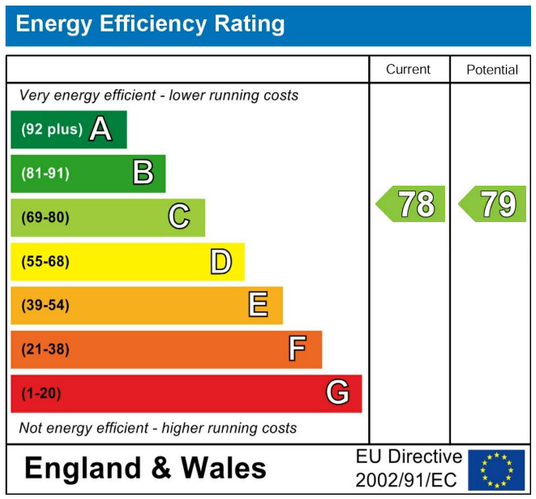
McCarthy & Stone
Resales.

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




McCarthy Stone Resales




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.

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Registered in England and Wales No. 10716544

The Property Ombudsman









## 39 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 39 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:

- Erewash canel views
- House Manager & 24-Hour Careline
- Communal Lounge
- Landscaped Gardens
- Guest Suite
- Lifts to all floors
- Laundry Room
- Security Entry System
- Mobility Scooter Charging Point
- **Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information**

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 39 Brooklands Court, Nottingham

1 | 1 | Asking price £160,000

## Brooklands Court
Brooklands Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 48 one and two-bedroom retirement apartments for the over 60s. 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 (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## 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 less than 250 yards from 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 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 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 sitting room, bedroom and bathroom.

## Sitting Room
Spacious west facing lounge benefiting from views over Erewash Canal. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen
Fully tiled and 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 and drainer sits below the window overlooking Erewash Canal. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## Bedroom
Double bedroom facing west aspect and view over Erewash canal. The bedroom benefits from a fitted mirror fronted sliding wardrobe. TV and phone point, ceiling lights and raised electric power sockets.

## Bathroom
Fully tiled and fitted with suite comprising of electric shower with glass screen. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charge
- Visiting house manager
- 24-hour emergency call system
- 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.

The Annual Service Charge is £2,766.63 for the financial year ending 28/2/2027.

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

## Leasehold Information
Lease: 125 years from 2009
Ground rent: £763.81 per annum
Ground rent review: 1st Jan 2039

## 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



















