



Carpenter Court, Hickings Lane  
Stapleford, Nottingham NG9 8PJ

**£225,000 Leasehold**

A TWO BEDROOM SECOND FLOOR  
RETIREMENT APARTMENT.



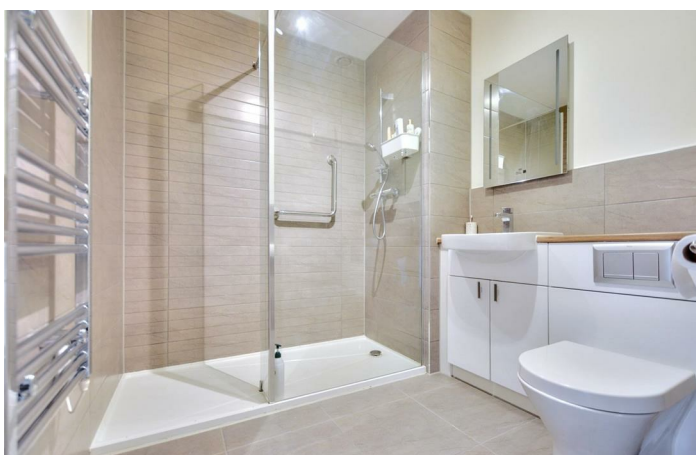
Situated in Carpenter Court, a McCarthy Stone exclusive development, can be found this two double bedroom, second floor retirement apartment.

This high quality development of 48 one and two bedroom retirement apartments was completed in 2018. Designed to make day to day life comfortable and convenient, but without compromise on quality. The kitchen features a built-in oven positioned at waist height (to reduce bending) and an integrated fridge/freezer. The apartment has comfortable electric heating, as well as a Vent-Axia fresh air system. Additional details include raised plug sockets and 24-hour call system. There is also a generous amount of storage.

There is a home owners lounge which provides an ideal space for socialising with family, friends and neighbours. Enjoy tea in the landscaped garden or in the large conservatory when the weather is inclement. A House Manager is available during week days and there are a number of social events put on throughout the year, which are optional.

There is lift access to all floors and the apartment is situated on the second floor to the rear of the block which provides for a great vista on the gardens and surrounding area, with fields and woodland in the distance. Situated on the Stapleford/Bramcote border, there is a useful parade of shops adjacent to the building, including Co-Op, and there is a regular bus service.

Having two generous bedrooms, as well as a living dining space, this property is ideal for those looking to downsize without compromise.



#### COMMUNAL ENTRANCE HALL

Lift and stairs providing access to all floors. Access from the communal hallway to the residents lounge with conservatory beyond. The property is located on the second floor where the entrance door leads to the hallway.

#### ENTRANCE HALL

10'10" x 7'11" (3.31 x 2.43)

Wall mounted electric heater, secure intercom system.

#### UTILITY CUPBOARD

6'3" x 2'11" (1.93 x 0.91)

Plumbed in washer/dryer, pressurised hot water system, ventilation system.

#### STORE CUPBOARD

6'9" x 3'3" (2.08 x 1.01)

Light and power.

#### LIVING DINER

23'1" x 10'4" (7.05 x 3.15)

One wall mounted electric heater, TV point, double glazed French doors with Juliet balcony with rear aspects. Doors to kitchen and study/store room.

#### STUDY/STORE ROOM

5'2" x 4'4" (1.58 x 1.34)

A useful space with lighting and power.

#### KITCHEN

10'0" x 7'9" (3.05 x 2.37)

Range of fitted wall, base and drawer unit, with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric hob with extractor over. Waist-height electric fan assisted oven. Integrated fridge/freezer. Integrated bin, plinth heater, double glazed window with aspects to the rear.

#### BEDROOM ONE

15'8" x 9'4" (4.78 x 2.87)

Wall mounted electric heater, double glazed French doors to the rear with Juliet balcony. Door to walk-in wardrobe.

#### WALK-IN WARDROBE

5'3" x 3'11" (1.61 x 1.2)

Hanging space, shelves.

#### BEDROOM TWO/RECEPTION ROOM TWO

13'9" x 9'8" (4.2 x 2.95)

Wall mounted electric heater, TV point, double glazed window to the rear.

#### SHOWER ROOM

7'1" x 6'8" (2.18 x 2.04)

Three piece suite comprising walk-in double shower cubicle with twin rose shower system and grab rail. Wash hand basin with vanity unit, low flush WC with concealed cistern. Anti-slip tiled floor, mostly tiled walls, heated towel rail, electric fan heater, bathroom mirror with light.

#### COMMUNAL GARDENS

The development is set behind secure railing and fencing to all sides with electric opening vehicle gates to the front courtyard, as well as pedestrian gate. There are various grounds to all sides with lawns, mature trees, planters and a generous patio area beyond the conservatory.

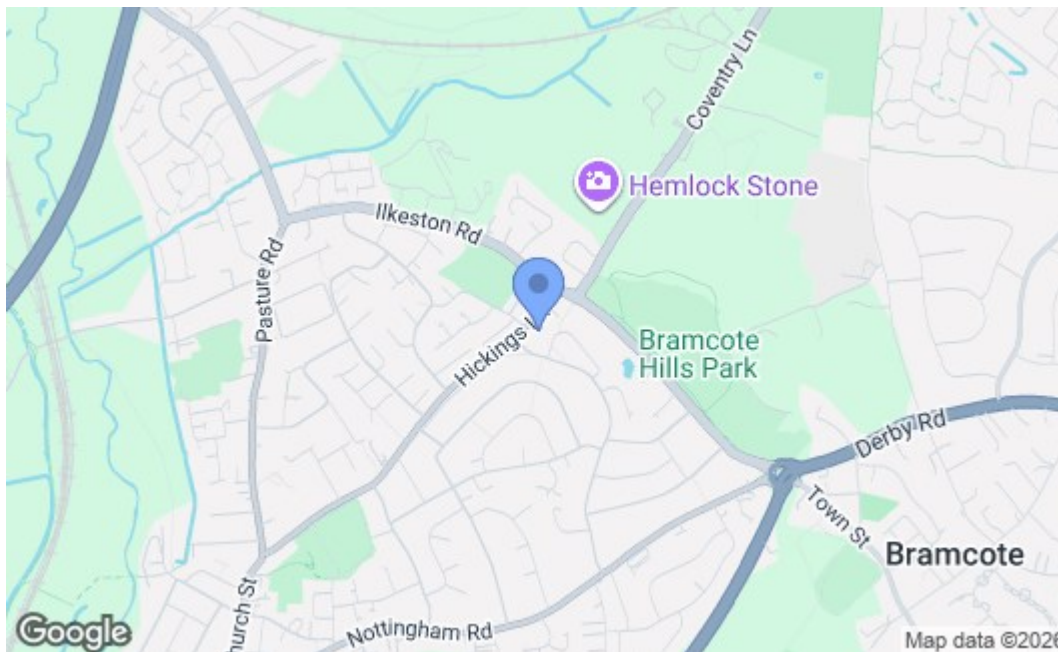
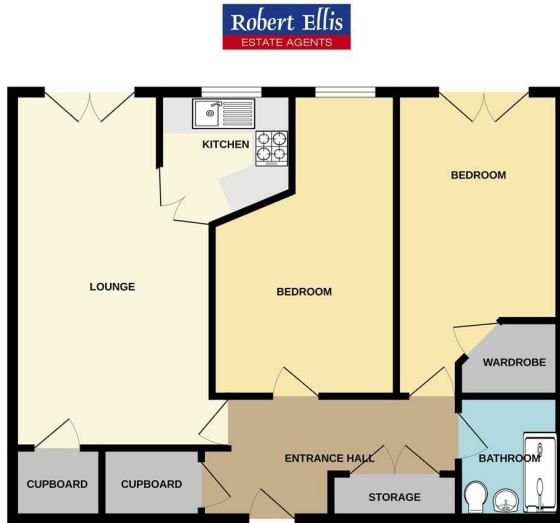
#### PARKING

There is designated visitor car parking, the property does not currently come with its own parking space but we understand spaces are available to be purchased through McCarthy Stone.

#### SERVICE CHARGE & GROUND RENT

The property is leasehold on a 999 year lease from February 2018. The ground rent is currently £495 per annum, payable in 2 x six month instalments. There is a variable service charge and we understand that the service charge July 2025 to June 2026 is £308.99 per month. This service charge includes the cost of the House Manager, water and sewage, 24-hour emergency call system, heating and maintenance of all communal areas, external window cleaning, external property maintenance, gardening and contingency fund, as well as buildings insurance. The service charge does not include variables such as Council Tax, electricity usage in the apartment, TV or telephone line.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.