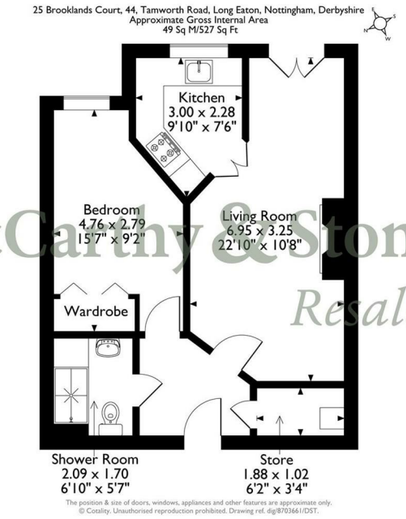
Excellent

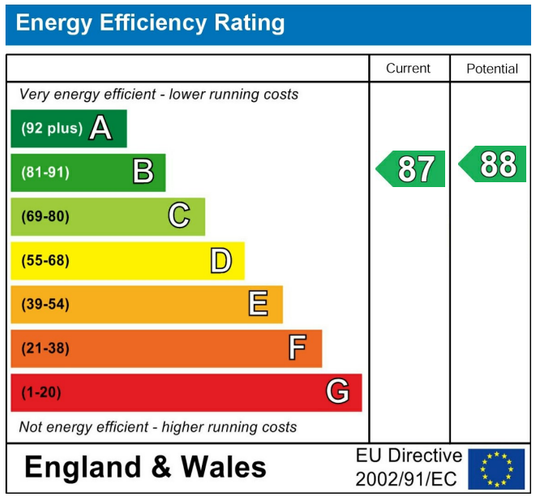
Trustpilot

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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







25 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 25 Brooklands Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £137,000
Leasehold

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

Why you'll love living here:

- Well presented apartment with a Juliet balcony
- Modern kitchen with built in appliances
- Double bedroom with fitted wardrobes and contemporary shower room
- Close to all amenities
- Homeowners communal lounge
- House Manager on-site
- Guest suite + Laundry room
- 24 hour Emergency Careline for peace-of-mind
- Landscaped gardens
- Lift to all floors + Security entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

25 Brooklands Court, Nottingham

1 | 1 | Asking price £137,000

Brooklands Court

Brooklands Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. 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 laundry room, 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 entrance hall - the 24-hour 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. Doors lead to the living room, bedroom and shower room.

Lounge

Bright and spacious lounge with double doors opening inwards to reveal a Juliet balcony. There is a feature electric fire with surround providing an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface and tiling above. Stainless steel sink with mono lever tap and drainer. sits beneath the double glazed window. Waist level oven, ceramic hob, cooker hood and integral fridge & freezer.

Bedroom

Double bedroom with the benefit of a built in, mirror fronted double wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of level access shower with door.WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charges

- 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

Annual Service Charge £2,830.62 for financial year ending

28/2/2027

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.

Lease Information

Lease Length - 125 years from 2009
Ground Rent: £763.81 - Reviewed 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













