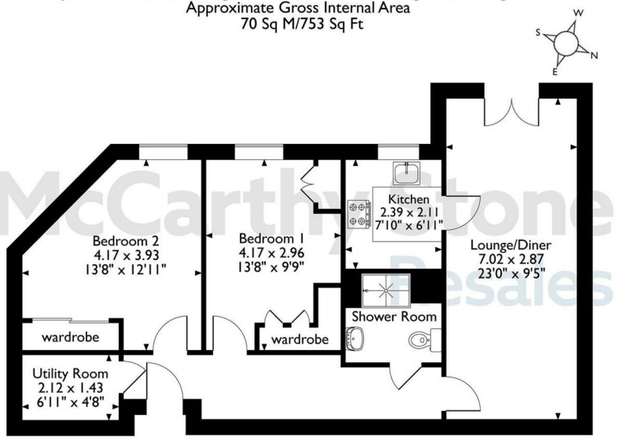
Excellent

Trustpilot

McCarthy & Stone
Resales.

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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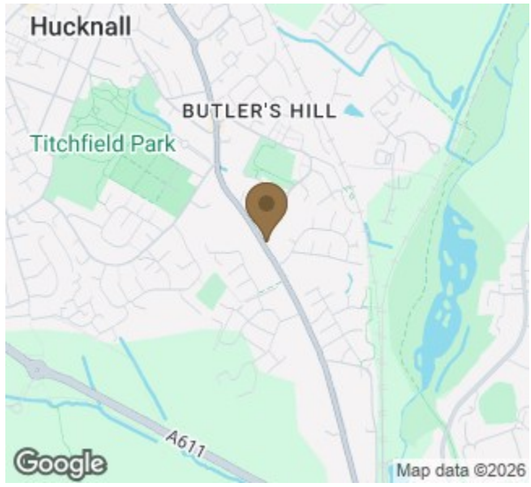

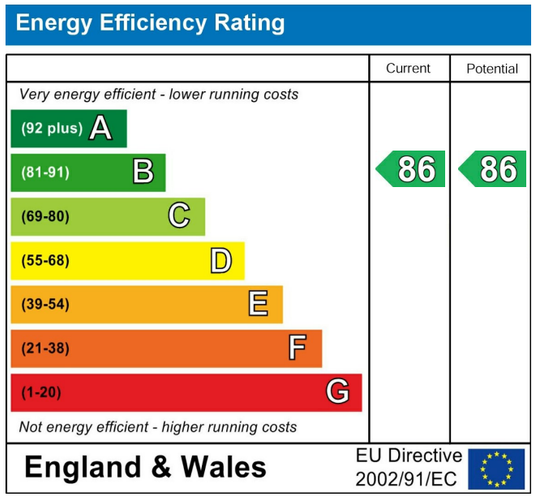

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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.

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

12 Whyburn Court

Nottingham Road, Nottingham, NG15 7QE

2 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 12 Whyburn Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £195,000
Leasehold

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

Why you'll love living here:

- A two bedroom first floor apartment with a Juliet Balcony and garden views
- Allocated parking space with apartment
- Principle bedroom with bespoke fitted wardrobes
- Second double bedroom with fitted wardrobes
- Homeowners communal lounge
- Landscaped gardens
- Guest suite
- Lift to all floors
- 24 hour Careline
- Camera door entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Whyburn Court, Nottingham

2 | 1 | Asking price £195,000

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

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.
• 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