



36 Wisteria Place Old Main Road, Bulcote, NG14 5GS
£235,000



Marriotts



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- Beautifully presented one-bedroom retirement apartment, for residents aged 60 and over
- Spacious open-plan lounge diner. Modern fitted kitchen with integrated kitchen appliances
- Allocated parking space. Beautifully landscaped communal gardens
- Top-floor position with lift access
- Generous double bedroom with walk-in wardrobe and contemporary shower room
- Convenient location close to Burton Joyce shops, amenities and regular bus services

Situated on the top floor of a modern McCarthy & Stone retirement development, this beautifully presented one-bedroom apartment offers stylish, comfortable and independent living for those aged 60 and over. Built in 2021, the development combines contemporary accommodation with excellent communal facilities and a welcoming community atmosphere.

The apartment is conveniently serviced by a lift and offers bright, spacious accommodation throughout. The generous open-plan lounge diner flows seamlessly into a modern fitted kitchen, complete with integrated appliances and a breakfast bar, creating a lovely space for everyday living and entertaining. The well-proportioned double bedroom benefits from a large walk-in wardrobe, complete with fitted shelving and hanging space, while the contemporary shower room features a spacious double walk-in shower. Set within beautifully landscaped communal gardens, the development also benefits from an allocated parking space.

Residents can enjoy a range of excellent facilities, including a welcoming communal lounge where regular social events take place, a dedicated house manager and a 24-hour emergency call system, offering additional reassurance and peace of mind. A guest suite is also available for visiting family and friends, subject to availability and an additional charge. Ideally positioned close to the heart of Burton Joyce, the development is within easy reach of a variety of local shops and amenities. Regular bus services through the village provide convenient connections to Nottingham and Southwell.

A wonderful opportunity to enjoy modern, low-maintenance retirement living in a friendly and well-maintained development, with the perfect balance of independence, comfort and community.

£235,000



Entrance Hallway

With large storage cupboard housing the boiler, water tank and washer dryer, wall mounted electric heater and doors to all rooms.

Bedroom

Having wall mounted electric heater, UPVC double glazed window and large walk-in wardrobe with shelving, hanging and a chest of drawers.

Shower Room

With a modern shower suite and wall mounted towel radiator.

Lounge Area

Having a UPVC double glazed window, wall mounted electric heater and electric feature fireplace.



Kitchen Area

Having a range of fitted wall and base units including, fridge, freezer, electric oven, ceramic hob, extractor hood, slimline dishwasher and microwave.

Outside

Delightful communal gardens and allocated parking.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length term: 999 years From: Jan 2021

GROUND RENT: £495 per annum - to be reviewed: Jan 2035

SERVICE CHARGE: £2,608.08 per annum (£217.34 per month) - to be reviewed: annually

COUNCIL TAX: Newark and Sherwood - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

Communal grounds and walkways

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: None known

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: N/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: n/a

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

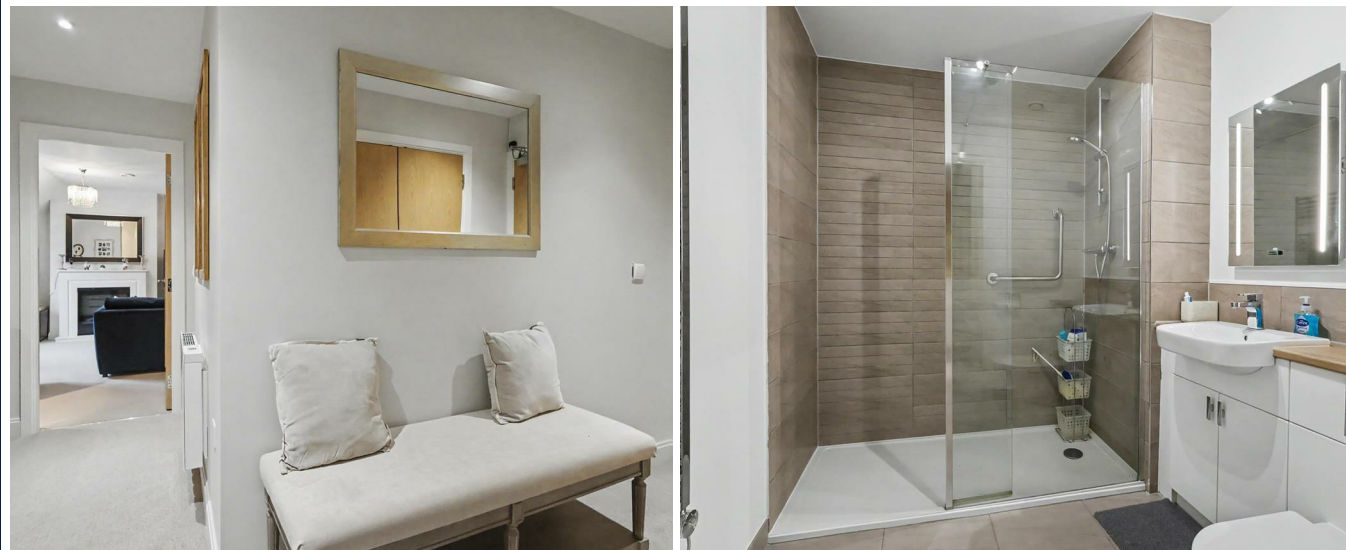
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Lift access to apartment

OTHER INFORMATION:

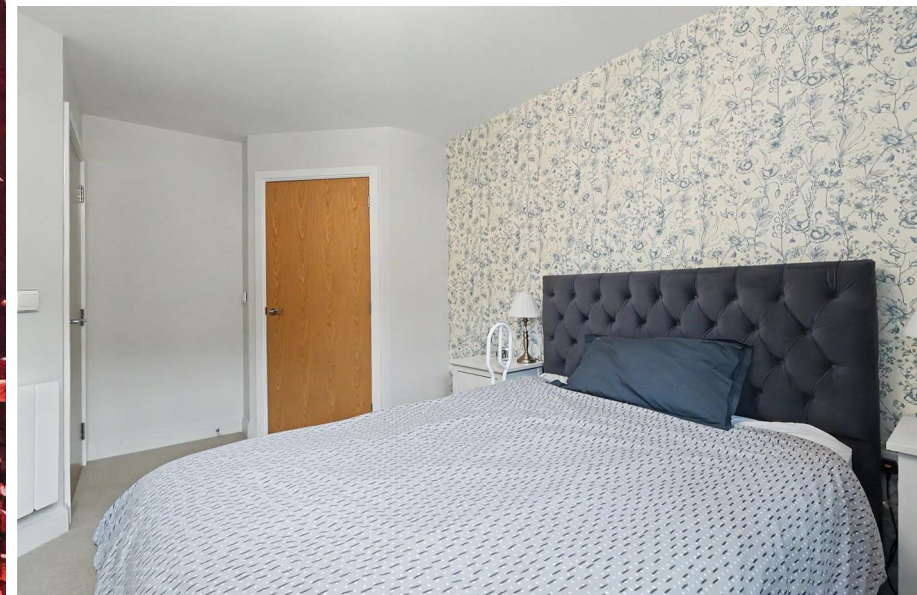
- To purchase a property in this development you must be over 60 years of age.



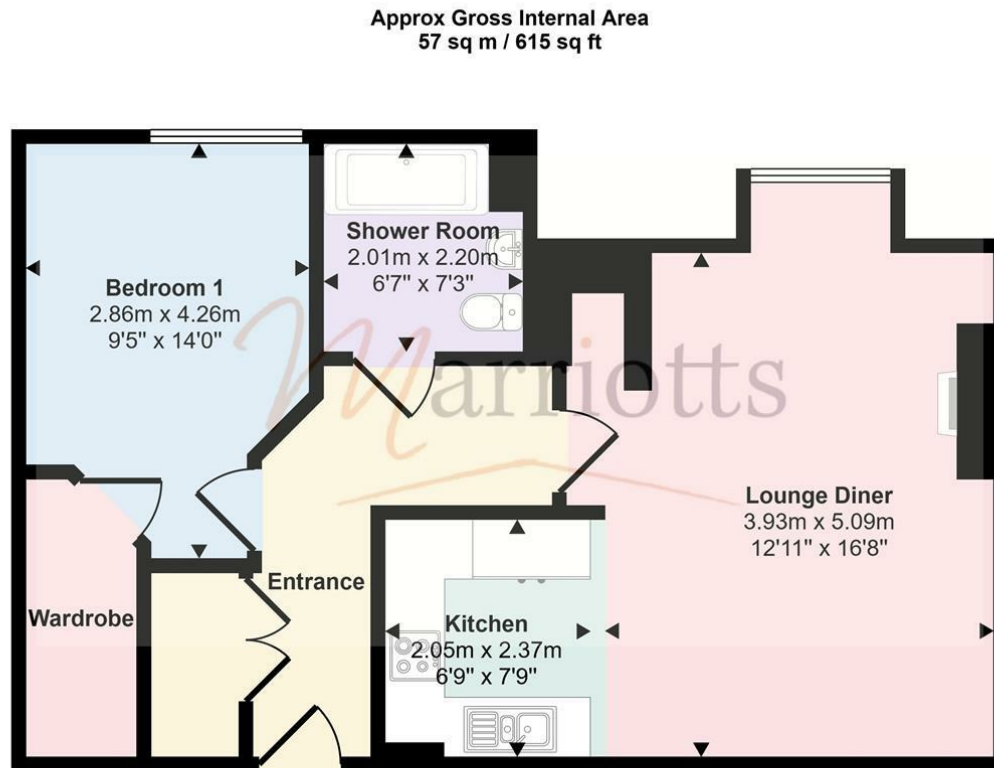




The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only. Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
England & Wales	EU Directive 2002/91/EC 	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).