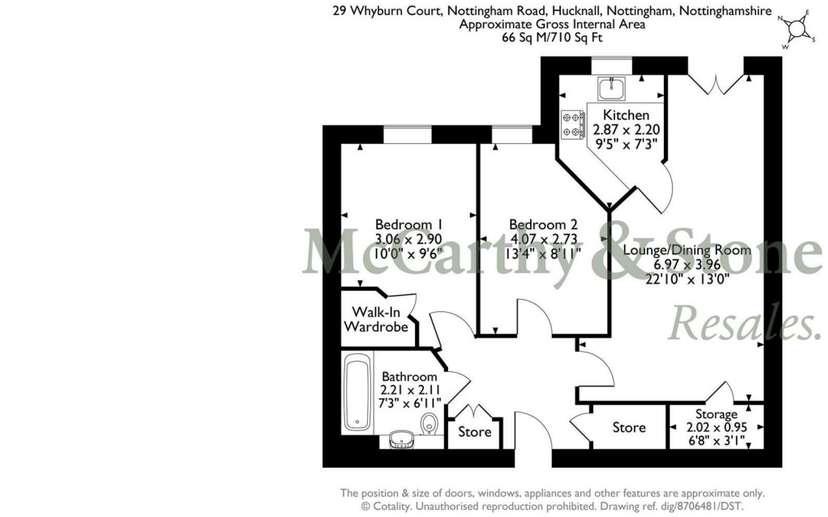
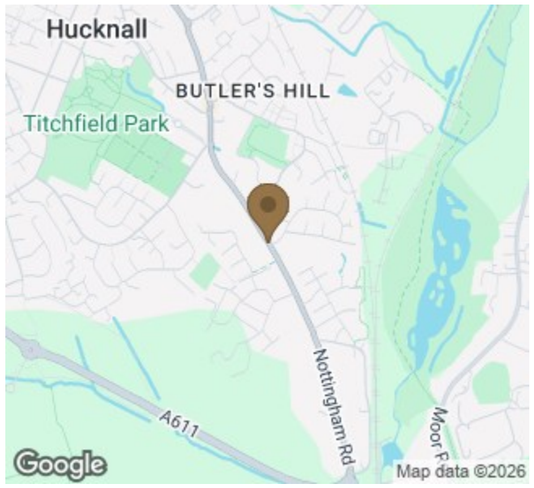
Excellent

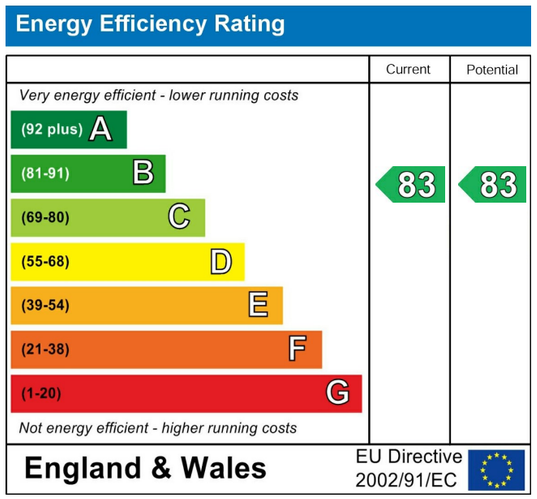
Trustpilot

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The position & size of doors, windows, appliances and other features are approximate only.
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The Property Ombudsman







29 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 29 Whyburn Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

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

Why you'll love living here:

- Presented in a 'turn key' condition
- Spacious lounge with a Juliet balcony
- Modern kitchen with built in appliances
- Contemporary bathroom
- Car parking space included
- Dedicated House Manager
- Homeowners communal lounge
- Landscaped gardens
- Guest suite
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

29 Whyburn Court, Nottingham

2 | 1 | Asking price £230,000

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, banks, 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.

Apartment Overview
This apartment is beautifully presented throughout and has the feature of a Juliet balcony in the lounge and full height windows to the master bedroom allowing lots of natural light into this spacious two bedroom apartment. The modern apartment has underfloor heating throughout. Positioned on the second floor and can be accessed by a lift or stairs. *A big selling point to this apartment is the private car parking space that it comes with*

Landscaped Gardens
One of the main social hubs of Whyburn Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Whyburn Court and is where the majority of social gatherings take place. Regular activities include 'Cuppa with the House Manager', whist and scrabble afternoons, Coffee morning, choir and adhoc celebration days. Occasional visits from the local nursery.They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Leasehold Information
Lease: 999 years from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £4,415.70 for financial year ending 30/6/2027

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

Moving Made Easy
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 to.
• 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 speak with our Property Consultant today.

Additional Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













