Excellent

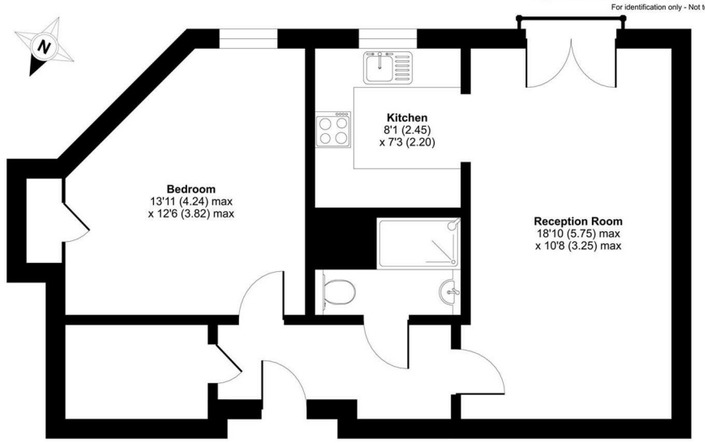
Trustpilot

McCarthy & Stone
Resales.

Whyburn Court, Nottingham Road, Hucknall, NG15

Approximate Area = 570 sq ft / 53 sq m

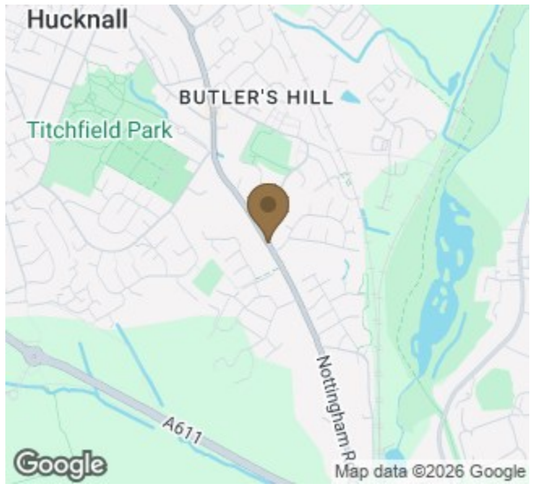
For identification only - Not to scale

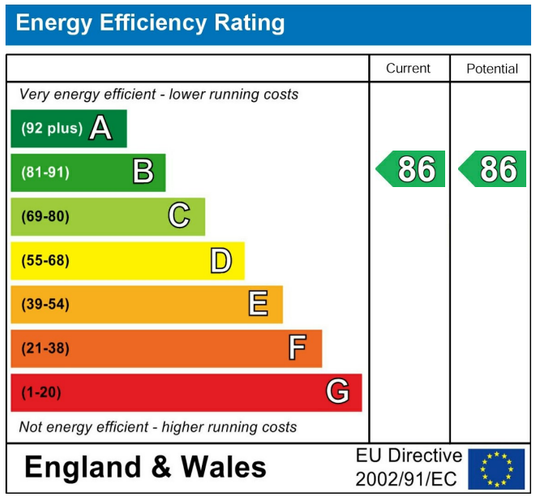


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © Cotality U.K. Limited 2026. Produced for Cotality U.K. Limited. REF: 1540228

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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







21 Whyburn Court

84 Nottingham Road, Nottingham, NG15 7QE

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

Asking price £175,000
Leasehold

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

Why you'll love living here:

- One bedroom, first floor retirement apartment
- Modern kitchen with built in appliances
- Spacious living room with Juliet balcony enjoying garden views
- Car parking space included
- Landscaped gardens
- Close to town centre and amenities
- Guest suite
- Lift to all floors
- Camera door entry system
- 24 hour Careline

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Whyburn Court, Nottingham

1 | 1 | Asking price £175,000

Whyburn Court
Whyburn Court was built by McCarthy & Stone and 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 (usually for a fee of £25 per night - subject to availability).

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
A bright, low maintenance one bedroom retirement property located on the first floor. The large living and dining room opens through double glazed doors onto a Juliet balcony, enjoying garden views. The modern kitchen has high gloss cabinets, integrated appliances and a window over the sink looking out to the communal gardens. The hall leads to the double bedroom with a floor to ceiling window and walk-in wardrobe. The bathroom offers WC, walk in shower with handrails, and a vanity sink with mirror above. Car parking space included.

Landscaped Gardens
Whyburn Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – 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; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. 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.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Whyburn Court on a regular basis and always happy to welcome new clients.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

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.

Service Charge: £2,943.78 per annum (up to financial year end 30/06/2027).

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

Leasehold Information
Lease: 999 years from 1st Jan 2016
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

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.













