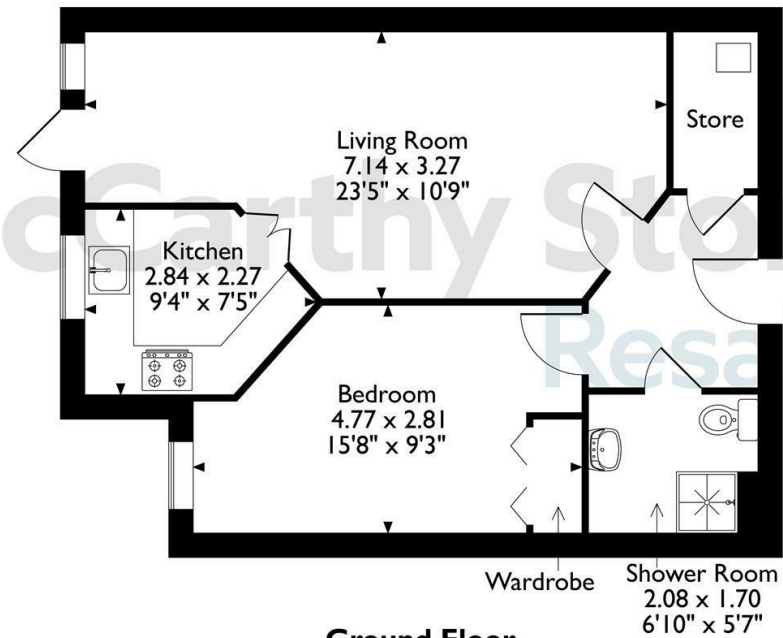
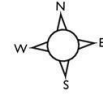


8 Brooklands Court, 44, Tamworth Road, Long Eaton, Nottingham, Derbyshire  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680050/DST.

**Council Tax Band: A**



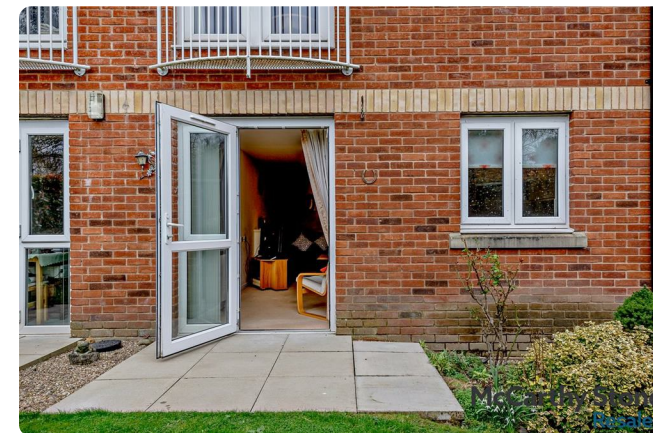
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	83
	EU Directive 2002/91/EC		

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



## 8 Brooklands Court

Tamworth Road, Nottingham, NG10 1BD



**Asking price £155,000 Leasehold**

A bright WEST FACING one bedroom GROUND FLOOR APARTMENT benefiting from French door from the living room leading to a PATIO AREA and communal gardens. Brooklands Court is a popular retirement living development with well maintained gardens and communal lounge.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Brooklands Court, Tamworth Road, Long Eaton, Nottingham

## 1 Bed | £155,000

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.

As well as the privacy of your own apartment, the Homeowners' lounge provides a great space to socialise with friends and family if you wish. When circumstances allow, you have the choice to join in with as many or as little of the planned activities, the choice is completely yours.

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

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, pharmacies, dentists and medical centres are within easy reach, whilst West Park offers more sedate exercise for homeowners. Long Eaton's excellent communication links means the cities of Derby, Nottingham and Leicester are all within easy reach, along with the East Midlands Airport, which is approximately 8 miles away. 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 situated to offer the very best in retirement living.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall 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 and emergency pull cord located in the hall. Doors lead to the living room, bedroom and shower room.

### Living Room

The bright and spacious west facing living room benefitting from a French door leading to a patio area overlooking the communal gardens. There is a feature electric fire with surround which acts as an attractive focal point and ample room for a dining table. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Double partial glazed doors lead onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. The west facing window with blind sits above the stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge & freezer. Ceiling and under pelmet lighting, flooring.

### Bedroom

Double west facing bedroom with rear garden outlook and the benefit of a built in mirror fronted wardrobe. TV and phone point, ceiling light and raised height power points.

### Shower Room

Fully tiled and fitted with suite comprising of a double length shower with glass sliding door and support rail, low level WC, vanity unit with wash basin and mirror above. Shaving point, heated towel rail and extractor fan.

### Service Charges

- Visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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, to find out more about service charges please contact your Property Consultant or House Manager.

The Annual Service Charge is £2,830.62 for the financial year ending 28/2/2027.

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

### Leasehold Information

Lease: 125 years from 2009  
Ground rent: £763.81 per annum  
Ground rent review: 1st Jan 2039

### Car Parking

Car parking spaces are on a 'first come, first served' basis and free of charge.

### Moving Made Easy & Additional Information

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

