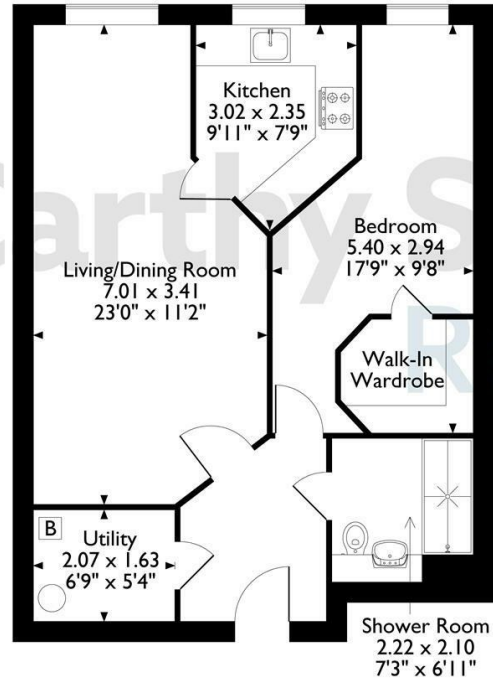
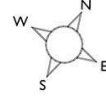
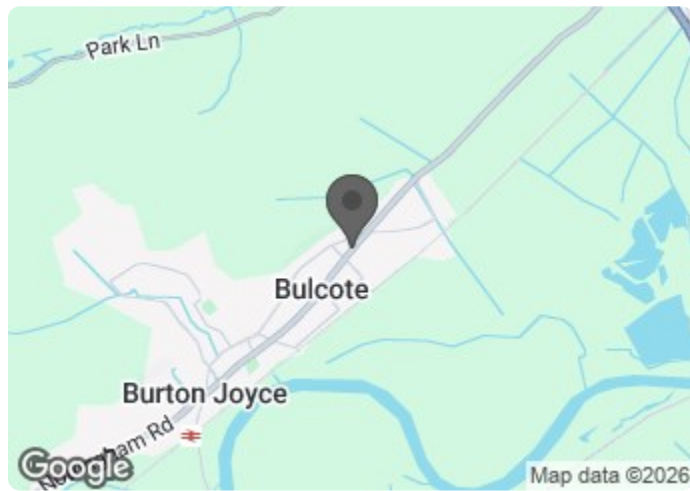


30 Wisteria Place, Old Main Road,, Bulcote, Nottingham  
 Approximate Gross Internal Area  
 54 Sq M/581 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dg/8676973/DST.

**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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>	EU Directive		
	2002/91/EC		

**30 Wisteria Place**

Old Main Road, Nottingham, NG14 5GS



**Offers in the region of £240,000 Leasehold**

BEAUTIFULLY PRESENTED one bedroom, first floor retirement apartment. SPACIOUS lounge and separate modern kitchen with BUILT IN APPLIANCES. Double bedroom with a WALK IN WARDROBE and CONTEMPORARY shower room completes this wonderful apartment. ALLOCATED CAR PARKING included.

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

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

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. Unauthorised reproduction is strictly prohibited.



# Wisteria Place, Old Main Road, Bulcote

1 bed | £240,000

## Wisteria Place

Exclusively designed for the over 60s. Here you will enjoy the benefits of living in your home, free from the worries of outside maintenance or gardening and with likeminded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager. Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only house builder to win the Home Builder's Federation 5-star award for customer service every year since the awards began.

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 (fee applies - subject to availability).

McCarthy & Stone properties encourage a close-knit community feel, with sociable communal spaces such as landscaped gardens and the Communal lounge. Plus, with only 43 apartments in the complex, you'll be able to get to know your neighbours and with full CCTV system in place enabling you to feel secure at home.

The development is located within 750 metres of the local town centre which has plenty of shops, restaurants, pubs, churches, and a railway station. Eight miles from Nottingham. town center. The bus route from Nottingham to Southwell runs through the centre of Burton Joyce and past the development, providing regular services every half hour.

## Overview

McCarthy Stone Resales are proud to bring to the market this beautifully presented, one bedroom apartment situated on the first floor. The spacious lounge has ample room for a dining table, sofa, TV console, and bookshelf. The modern kitchen has built in appliances. A bright and airy double bedroom with a fully fitted walk in wardrobe and contemporary shower room completes this wonderful

apartment. Curtains, blinds and light fittings included. The apartment comes with an allocated car parking space too.

## Hallway

Front door with a spy hole. Camera entry system for additional peace of mind. Smoke detector and intruder alarm. The utility room is accessed from the hall with a washer/dryer and provides a useful storage space. Illuminated light switches in the bathroom and hallway. Oak veneered doors leading to the lounge,, bedroom and shower room

## Living room

A bright and spacious living room with full height window and ample space for dining. Telephone and television point. Sky/Sky+ connection point. Raised power points, two ceiling light points.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level ivory high gloss units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer sits below the window with fitted blind. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.

## Bedroom

A generously sized bedroom with a double glazed window. Door leading onto a walk-in wardrobe housing rails, shelving and drawers. Telephone and television point. Sky/Sky+ connection point. Raised power points, central ceiling light point.

## Shower Room

Tiled and fitted modern suite, comprising of a shower cubicle with glass sliding door and support rail. Wash basin with cupboard below and a fitted mirror with light and shaver point above. WC. Electric heated towel rail. Wall mounted electric down-flow heater. Extractor. Emergency pull cord.

## Allocated car parking space

The apartment comes complete with car parking space 'O'.

## Service charge

- Onsite house manager, during Monday - Friday working hours

- Water rates for communal areas and apartments
- 24-hour emergency call system
- Cleaning of communal windows
- 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 £2,608.05 for the financial year ending 28/2/2027.

## Lease information

Ground rent: £495 per annum

Ground rent review: 1st Jan 2035

Lease: 999 years from 1st Jan 2020

## 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

