



**4 Whyburn Court, Nottingham Road, Hucknall,
Nottingham, Nottinghamshire NG15 7QE**

£170,000

Tel: 0115 9680268



- Modern Shower Room
- Secure Gated Entry
- 24hr Managed Property
- Beautifully Kept Inside & Out
- Spacious Apartment
- Two Double Bedrooms
- Delightful Over 60's Development
- Additional Communal Lounge

An excellent opportunity to obtain an incredibly impressive purpose built immaculately presented, spacious sleeky & stylish two bedroom ground floor apartment situated in the Whyburn Court Development which is an over 60's secure managed excellently designed and built retirement development which has been built by the highly regarded McCarthy & Stone back in 2016.

As for this wonderfully designed building it is both easy on the eye both externally with its immaculately maintained landscaped grounds down to the internal fittings in the stylish and modern apartment itself.

Upon arrival you will be sure to get the ultimate secure feel the developers have created with an electric gated secure access, communal area known as the "homeowners lounge" which benefits from underfloor heating which again is present in the apartment itself.

When you move toward the apartment itself it boasts both camera door entry and 24-hour emergency call systems, should you require assistance again just making this a perfect space to remove any concerns or worries you may have.

The internal accommodation of the apartment itself offers a deceptively spacious layout with an an initial central entrance hall with two substantial storage cupboards, large living room with a double glazed door opening onto the communal gardens. Modern contemporary and stylish kitchen with a range of integrated appliances and ice white units. Two bedrooms including a substantial double with fitted wardrobe and a modern shower room with walk in shower.

The apartment has a range of state of the art technology including: Sky/Sky+ connection points in living room and security door entry systems, dedicated house manager on site during usual day working hours to again assist with making you feel totally safe and comfortable in your own home.

On a more practical note, the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems and the heating for the communal area.

Finally, another interesting and unique feature this property benefits from is if you as a resident are expecting guests and they have travelled a lengthy distance to visit, they can potentially extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

A STYLISH EXTERNAL DOOR OPENING INTO THE:

ENTRANCE HALL

w: 3.07m x l: 2.16m (w: 10' 1" x l: 7' 1")

A central entrance hall having a ceiling light point. Two large storage cupboards including double door storage cupboard with water tank and washing machine and finally under floor heating.

LOUNGE

w: 6.76m x l: 3.91m (w: 22' 2" x l: 12' 10")

A generously proportioned lounge diner having underfloor heating, ceiling light point, large storage cupboard and double glazed patio door that provide access onto a lovely little patio area.

KITCHEN

w: 2.92m x l: 2.49m (w: 9' 7" x l: 8' 2")

A modern neutral kitchen having a range of stylish high gloss wall cupboards, base units and drawers with chrome contemporary fittings and working surfaces over. Inset one and a half bowl stainless sink with drainer and chrome mixer tap. Integrated electric oven, four ring electric hob with stainless steel extractor hood over. There is also an integrated fridge/freezer, ceiling light point, under floor heating and a double glazed window to the rear elevation.

BEDROOM ONE

w: 5.82m x l: 2.84m (w: 19' 1" x l: 9' 4")

A spacious double bedroom having sliding door internally built wardrobes with hanging rails and shelving. There is also underfloor heating, ceiling light point and a double glazed window to the rear elevation with pleasant views over the lawn.

BEDROOM TWO

w: 5.28m x l: 2.77m (w: 17' 4" x l: 9' 1")

A second bedroom having underfloor heating, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.21m x l: 2.11m (w: 7' 3" x l: 6' 11")

A modern shower room with three piece suite comprising a double walk in shower enclosure with wall mounted internally plumbed chrome shower, pedestal was hand basin with chrome mixer tap and a low flush WC. There is also part tiled walls, LED backlit mirror, chrome heated towel rail, ceiling light point and an extractor fan.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

TENURE

The property is being sold as a leasehold property.

SERVICES: Service charge is: £1,587.63 charged every six months. Totalling - £3,175.26

Ground rent: £247.50 paid every six months. Totalling - £495.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

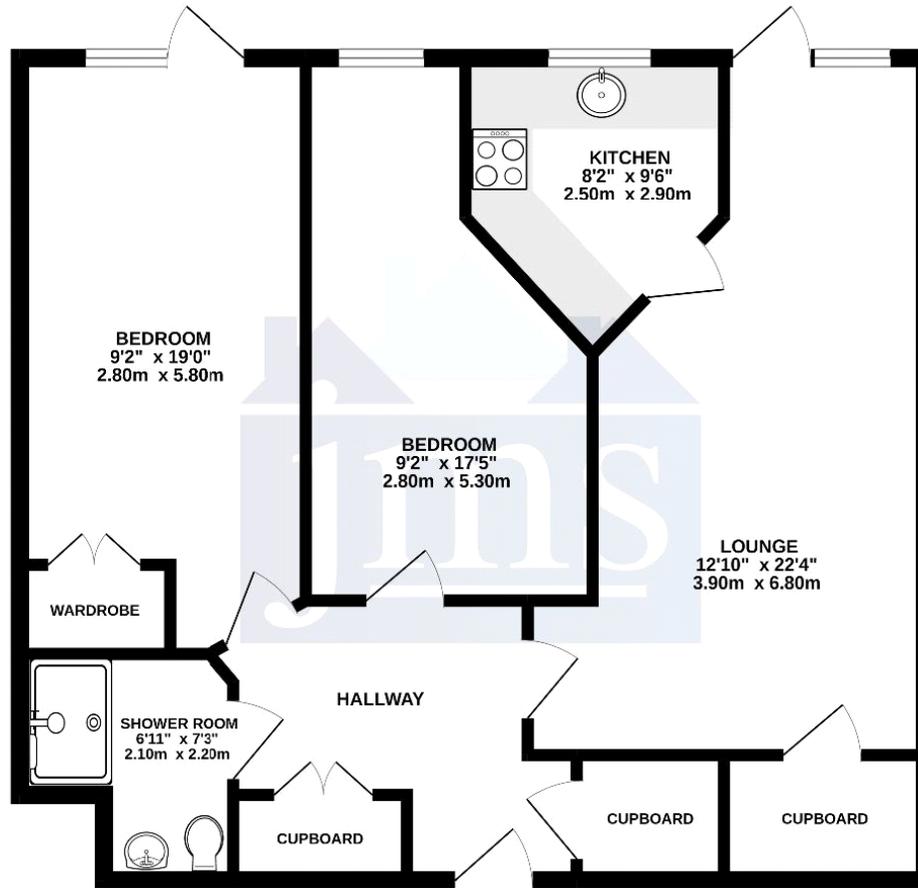






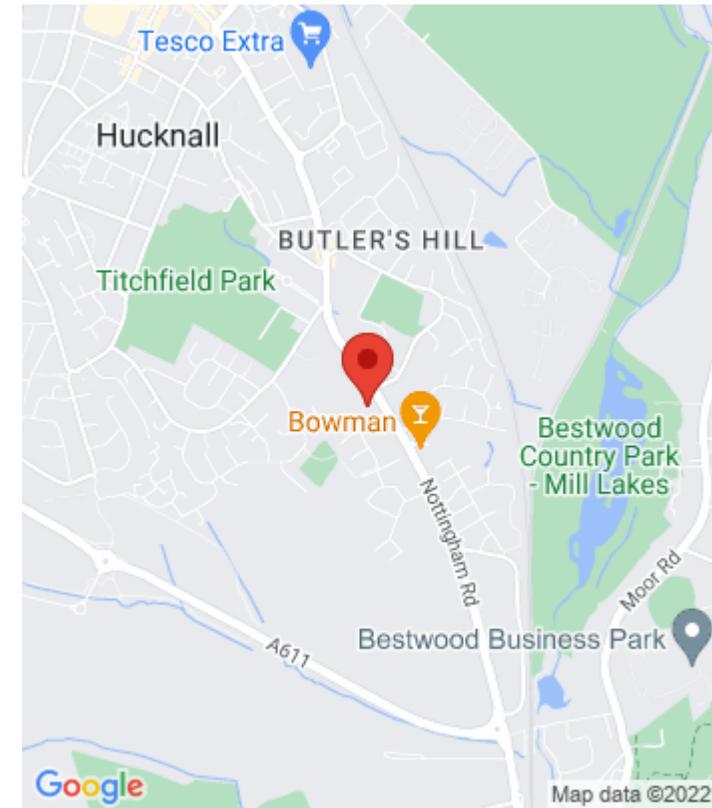


GROUND FLOOR FLAT
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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