



**Gilbert House, 100 Watnall Road, Hucknall,
Nottingham, Nottinghamshire NG15 7WF**

£403 pw

Tel: 0115 9680268



- 24-Hour Emergency Call System and On-Site Staff
- Residents' Café, Communal Facilities and Landscaped Gardens
- Secure, Accessible Development with Lift Access
- Available now
- Viewing Highly Recommended
- Contemporary Fitted Kitchen with Appliances
- Modern Two Bedroom Apartments
- Specialist Extra Care Housing for Over 55s
- Eligibility and Hucknall Local Connection Criteria Apply
- Two Bedrooms and Modern Bathroom

JMS Sales and Lettings are delighted to introduce Gilbert House, an exciting extra care housing development situated on Watnall Road in Hucknall, offering modern, affordable two-bedroom apartments designed for independent living, with additional care and support available where required. Individual care services are charged separately where applicable.

PLEASE NOTE: THIS IS A SPECIALIST EXTRA CARE HOUSING DEVELOPMENT FOR APPLICANTS AGED 55 AND OVER. SPECIFIC ELIGIBILITY CRITERIA APPLY, INCLUDING A LOCAL CONNECTION TO HUCKNALL AND AN ASSESSMENT OF HOUSING AND SUPPORT NEEDS. PLEASE READ THE ELIGIBILITY INFORMATION BELOW BEFORE ENQUIRING.

Gilbert House provides a welcoming and supportive environment for older residents who wish to maintain their independence while enjoying the reassurance of on-site assistance, security and a range of excellent communal facilities.

Each two-bedroom apartment has been thoughtfully designed to offer comfortable, low-maintenance accommodation, comprising a spacious living area, modern fitted kitchen with integrated cooking facilities and white goods, two well-proportioned bedrooms, a contemporary bathroom and useful internal storage. The apartments provide additional flexibility for residents requiring a second bedroom for guests, hobbies or other personal needs, subject to the scheme's occupancy criteria.

The development has been designed with accessibility and convenience in mind, offering lift access, secure entry, landscaped communal gardens and a range of welcoming social spaces where residents can meet, relax and enjoy activities.

A particular feature of Gilbert House is The Bistro, an on-site café open to residents, visitors and the wider community. Additional facilities include mobility scooter storage, communal areas, resident and visitor parking on a first-come, first-served basis and on-site housing management.

Residents benefit from a 24-hour emergency call system and staff available on-site around the clock, providing additional peace of mind. Individual care packages can also be arranged where required, allowing residents to receive support tailored to their personal circumstances.

Conveniently situated in Hucknall, Gilbert House offers an excellent opportunity for those looking to downsize, enjoy a more manageable home or move into a friendly community with additional support readily available.

ELIGIBILITY CRITERIA – PLEASE READ BEFORE ENQUIRING

Gilbert House is a specialist extra care housing scheme and is not available as a general private rental development.

Applicants must normally be aged 55 or over, have Hucknall as their usual place of residence or have a close family connection to Hucknall, and be assessed as suitable for extra care accommodation.

This may include individuals requiring some assistance with everyday living or personal care, or those who remain largely independent but would benefit from a safer and more supportive living environment.

Applicants must also satisfy the scheme's residency, housing need and application assessment requirements. Exceptional circumstances may be considered for applicants below the normal minimum age.

All applications are subject to assessment and approval by the housing provider.

RENT AND ADDITIONAL CHARGES

The total weekly charge is £403.00, comprising:

Apartment Rent: £267.00 per week

Service Charge: £85.00 per week

Peace of Mind Charge: £51.00 per week

The advertised weekly price includes all three compulsory charges, providing applicants with a clear understanding of the minimum weekly cost of accommodation.

Residents are responsible for their own personal utilities and living expenses, with any additional individual care services charged separately where applicable.

Housing Benefit may contribute towards eligible housing costs, subject to individual circumstances and assessment.

ENQUIRIES AND APPLICATIONS

If you believe you meet the eligibility criteria and would like further information about Gilbert House, please contact JMS Sales and Lettings.

Our friendly team will be happy to discuss the development, explain the initial application and eligibility assessment process, and assist with your enquiry.

VIEWINGS AND APPLICATIONS ARE SUBJECT TO ELIGIBILITY AND APPROVAL BY THE HOUSING PROVIDER.

Council Tax Band: A

Parking options: Disabled Parking Available, Off Street, Residents

Garden details: Communal Garden













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	14
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.

Viewing by appointment only
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