

JOHNSONS & PARTNERS

Estate and Letting Agency



17, WISTERIA PLACE OLD MAIN ROAD, BULCOTE

NOTTINGHAM, NG14 5GS

£245,000



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A beautifully presented, ground floor, one double bedroom apartment; within this luxury complex, close to the excellent range of amenities in neighbouring Burton Joyce. The current owner also purchased a parking space which is included in the sale of the apartment. The development offers residents a wonderful sense of community, with a varied range of activities organised, so you can choose to get involved if you want to. There are also landscaped gardens, and the gated car park, with visitor spaces too.

In brief the accommodation comprises secure communal entrance with keypad entry to dial the apartment you require. There is a lovely communal space to chat with friends and other residents. The apartment has its own reception hallway with utility cupboard, lounge dining room with double doors out to the gardens and car parking, fitted kitchen with built in appliances, double bedroom with walk in wardrobe and a contemporary shower room completes the accommodation.

Internal viewing is strongly recommended in order to fully appreciate not only the apartment, but also the grounds, parking and communal areas and facilities. Contact us now to book your personal viewing appointment.

Communal Hallway

Private Reception Hallway

11' 6" x 5' 8" (3.35m x 1.73m)

Utility Store

5' 9" x 3' (1.75m x 0.91m)

Lounge

22' 10" x 10' 1" (6.96m x 3.07m)

Kitchen

7' 11" x 7' 2" (2.41m x 2.18m)

Bedroom

14' 1" x 12' 9" (4.29m x 3.89m)

Shower Room

7' 2" x 7' (2.18m x 2.13m)

Communal Gardens

Private Parking Space

Agents Note and Leasehold Information

Independent living for over 60's at the discretion of Macarthy Stone. The annual service charge is currently £195.42 per month. Ground Rent is currently £425.00 per annum, divided into two payments. The current owner also purchased a dedicated parking space (D) which is included in the sale, at no extra cost.

Lease Start Date - 29 Apr 2021

Lease End Date - 01 Jan 3019

Lease Term - 999 years from and including 1 January 2020

Lease Term Remaining - 996 years

Service Charge -

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- 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.

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

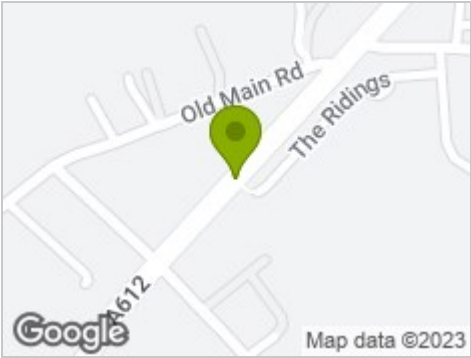
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



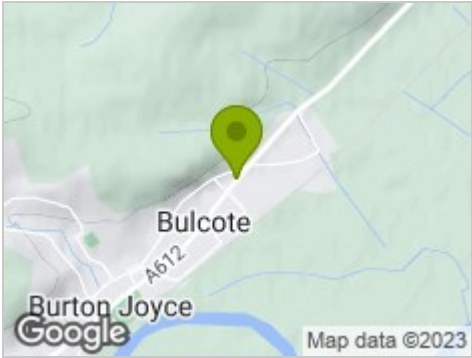
Road Map



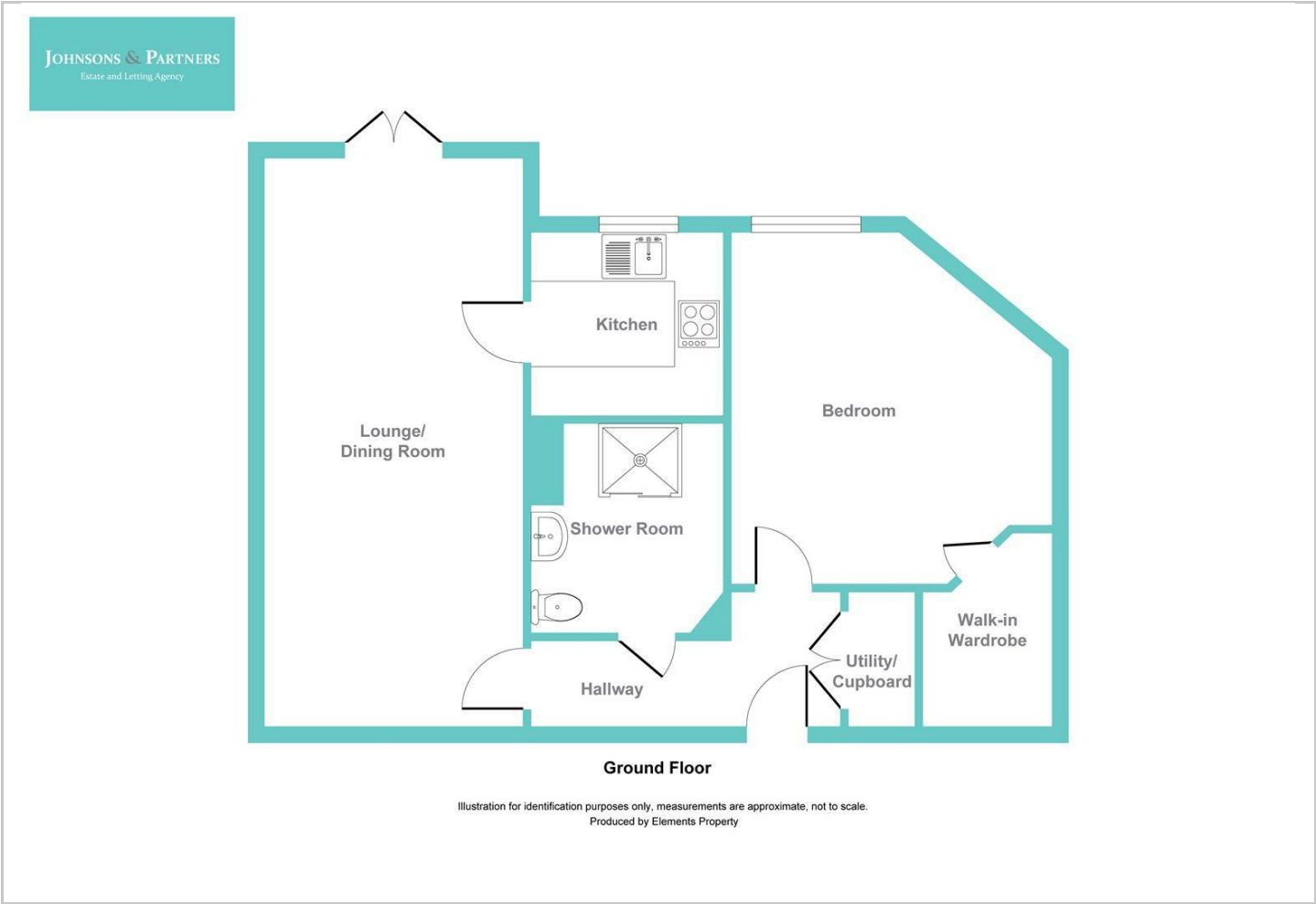
Hybrid Map



Terrain Map



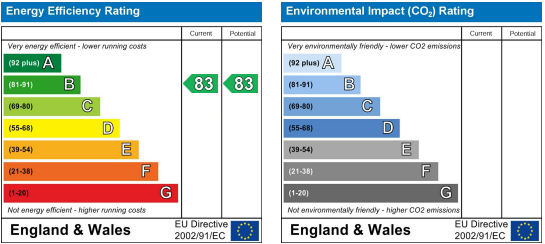
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.