Robert Ellis

*look no further. . .*







## 23 Carpenter Court Hickings Lane Stapleford, Nottingham NG9 8PJ

A ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT, LOCATED IN THIS PRESTIGIOUS RETIREMENT DEVELOPMENT

**£159,950 Leasehold**



A ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT, LOCATED IN THIS PRESTIGIOUS RETIREMENT DEVELOPMENT BY McCARTHY & STONE.

Completed approximately two years ago, this nearly new property comes to the market with vacant possession and is located on the first floor, on the rear elevation which enjoys views over the enclosed rear grounds and gardens.

Carpenter Court is conveniently located close to local amenities and across the road from a small parade of shops which includes a Co-op. There is a regular bus service and good transport links to Nottingham and the neighbouring town of Beeston. Both the property and the complex has been finished to an extremely high standard expected of McCarthy & Stone. The homeowners' lounge provides an ideal space for socialising with family, friends and neighbours, as well as being able to enjoy afternoon tea in the landscaped gardens and conservatory. There is also the reassurance of an on site House Manage (available from 9.00 a.m. to 3.00 p.m. Monday to Friday) and a guest suite is available at a small cost for visitors wishing to stay the night.

Features of the apartment include a fully fitted kitchen with slip-resistant flooring, built-in appliances including oven, fridge, freezer and induction hob.

The property is electrically heated with controllable individual radiators and there is a fresh air vent system to add to the well-being of the resident. There is a shower room with large low profile shower cubicle with anti-slip floor.

Further features include a 24 hour call system with security intercom entry system with camera for peace of mind and reassurance.

For an internal viewing and guided tour of Carpenter Court, please contact us now to arrange an appointment.





COMMUNAL ENTRANCE HALL
Lift and stairs providing access to all floors, access from the communal hallway to the residents lounge and conservatory.

ENTRANCE HALL
Oak entrance door with attractive oak finished internal doors to all rooms and cloaks cupboard.

WALK-IN LAUNDRY/STORE ROOM
7'0" x 4'5" (2.14 x 1.37)
Washing machine, hot water cylinder and Xpelair control unit for fresh air circulation system.

LOUNGE/DINING ROOM
19'1" x 10'5" (5.82 x 3.18)
Feature electric flame effect fire with surround, electric radiator, t.v. point, telephone point, door to kitchen, double glazed French doors with Juliet balcony, having aspects over the rear gardens and grounds.

KITCHEN
7'11" x 7'2" (2.43 x 2.2)
Incorporating a modern and contemporary range of fitted wall, base and drawer units with square edged work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, electric induction hob with glass splashback and extractor hood over. Integrated fridge, freezer and dishwasher. Tiled floor, plinth heater and double glazed window.

BEDROOM
17'8" reducing to 7'9" x 12'5" (5.4 reducing to 2.37 x 3.8)
This generous size, yet irregular shaped room has electric radiator, double glazed window and door to walk-in wardrobe.

WALK-IN WARDROBE
8'0" x 4'11" (2.44 x 1.5)
With hanging rails and shelves.

SHOWER ROOM
7'2" x 5'6" (2.2 x 1.7)
Three piece suite comprising low profile walk-in shower cubicle with dual shower system, incorporating a fixed head and hand-held rose. Wash hand basin with vanity unit and low flush w.c. Fitted mirror with sensor light, wall mounted electric heater, fully tiled walls and anti-slip tiled floor. Heated towel rail.

OUTSIDE
The development is situated in its own secure grounds with visitor courtyard parking and there are communal gardens which are well maintained and established with lawn area, planted borders and communal paved patio and seating areas.

CAR PARKING
The property is sold without a reserved parking bay, although we understand a parking bay may be purchased directly from McCarthy & Stone and more information is available on request from the House Manager.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Take the right fork onto Hickings Lane and proceed in the direction of Bramcote. After passing the turn on the right for Ewe Lamb Lane, the site can be found on the right hand side.

CHARGES
We understand the property is held Leasehold for a term of 999 commencing in February 2018. The ground rent is £425.00 per annum, payable in two six monthly instalments of £212.50 The current service charge is £153.84 per month. We ask that you confirm this information with your solicitors prior to completion.

The service charge does not cover external costs such as your council tax, electricity, t.v. or telephone line but does include the cost of the House Manager, water and sewerage rates, 24 hour emergency call system, the heating and maintenance of all communal areas, all external window cleaning, external property maintenance, gardening and contingency fund and comprehensive insurance of the building.





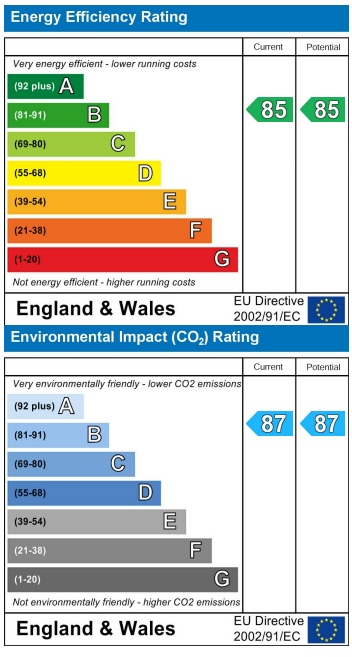













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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