Robert Ellis

look no further...

Carpenter Court
Stapleford, Nottingham NG9 8PJ

A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITHIN OVER 55'S DEVELOPMENT.

£230,000 Leasehold

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Situated in this purpose built high quality retirement development is this two double bedroom first floor apartment.

This property is the former show home of Carpenter Court by McCarthy Stone. This apartment is situated on the front corner and benefits from an abundance of natural light through the large windows, which include a Juliet balcony to the principal bedroom and living room, as well as a full height window to the second bedroom. Positioned at the front, this allows the resident to have a great view of the comings and goings, and local activity.

First occupied in 2018, this apartment has been well cared for still feels nearly new and finished to a high standard with a fully fitted kitchen and generous shower room with an easy access oversized shower area.

This spacious property has plenty of storage, including a study closet off the living room and off the hallway is a utility closet with washing machine and further walk-in cloakroom. This energy efficient property electrically heated and has Vent-axia air filtration system.

This exclusive over 60's development has great communal facilities, including a home owner's lounge with kitchen area and conservatory which enjoys aspects over the communal gardens where there is a variety of patios and seating areas. Conveniently situated close to a bus stop and across the road from a useful parade of shops which includes a Co-Op. The development is situated on the Stapleford/Bramcote border, close to nearby open spaces, as well as ease of access to the larger market town of Beeston and Queen's Medical Centre.

The property benefits from a designated parking bay which can be seen from the windows. This sits within the secure courtyard where there is also visitor parking. There is also a secure telephone entry system to the front lobby and an onsite Site Manager is available throughout the week.

Available with NO CHAIN. Viewing is recommended.

COMMUNAL ENTRANCE HALLWAY
Provides direct access to the home owner's lounge and onsite House Manager's office. There is a buggy store and communal lifts/stairs to all floors.

ENTRANCE HALL
Electric heater, secure intercom system, utility closet with washing machine and pressurized hot water system. Walk-in cloakroom/store housing the Vent-axia fresh air system.

LIVING ROOM
23'1" x 10'7" x 6'8" (7.06 x 3.25 x 2.05)
A light and airy spacious room with two wall mounted electric heaters, door to walk-in closet/study, door to kitchen, double glazed windows to the side elevation, double glazed French doors with Juliet balcony to the front.

WALK-IN CLOSET/STUDY
5'2" x 4'5" (1.58 x 1.35)
Light and power.

KITCHEN
8'6" x 7'9" (2.60 x 2.37)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in appliances including Bosch electric oven, hob and extractor hood over, fridge and freezer. Electric heater, double glazed window.

BEDROOM ONE
11'6" increasing to 15'8" x 9'4" (3.51 increasing to 4.79 x 2.87)
Walk-in wardrobe with hanging rails and shelves, electric heater, double glazed French doors with Juliet balcony to the front.

BEDROOM TWO
13'2" x 9'7" (4.03 x 2.94)
A large double bedroom currently used as a formal dining room with electric heater and near full height double glazed window to the front.

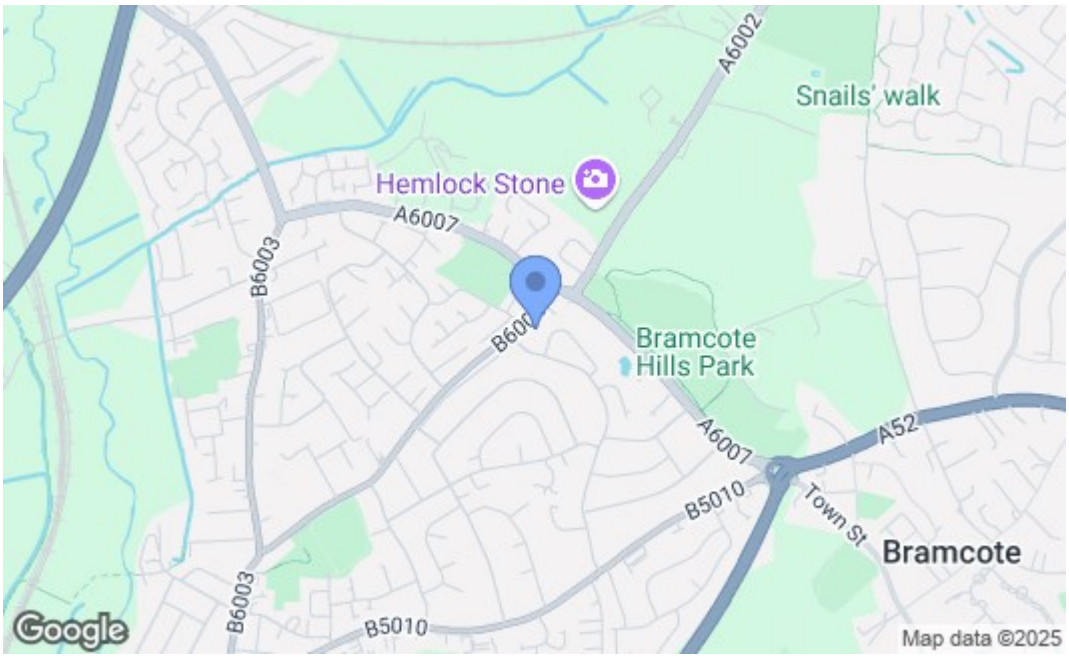
BATHROOM
7'4" x 6'7" (2.24 x 2.03)
Three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern and large walk-in shower enclosure with low profile shower tray, shower screen and twin rose thermostatically controlled shower system. Tiling around the shower enclosure, partially tiled splashbacks, heated bathroom mirror with light, shaver point, heated towel rail, anti-slip flooring, electric fan heater.

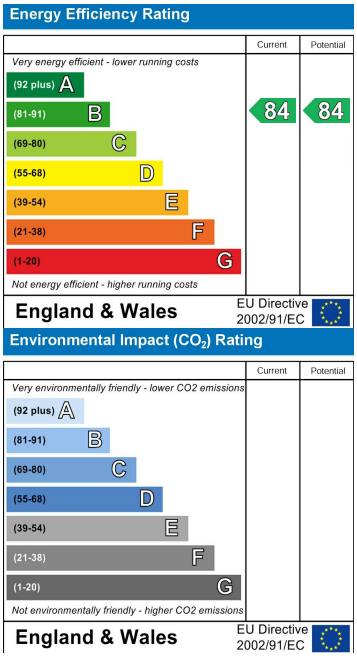
OUTSIDE
The development is situated in its own secure grounds with access via the electrically operated double gates and further pedestrian gate leading to the parking area and main entrance. There are communal gardens which are well maintained and established surrounding the property with lawns, planted borders, communal paved patio and seating areas.

ALLOCATED PARKING
The property benefits from one allocated parking space in the front car park.

AGENTS NOTE
The property is held on a leasehold term of 999 from February 2018. The ground rent is £495 per annum and is payable in 2 x six month instalments. We understand the current service charge from July 2024 to June 2025 is £293.69 paid monthly. We ask that you confirm this information with your solicitor for the latest charges prior to completion.

AGENTS NOTE
The service charge does not cover external costs such as Council Tax, Electricity, TV or Telephone Line but does include the cost of the House Manager, Water and Sewage, 24 Hour Emergency Call System, Heating and Maintenance of all communal areas, External Window Cleaning, External Property Maintenance, Gardening and Contingency Fund, as well as Buildings Insurance.





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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