Robert Ellis

look no further. . .

A ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT.

Carpenter Court
Hickings Lane, Stapleford NG9 8PJ

£175,000 Leasehold

We have great pleasure in offering for sale this one double bedroom first floor apartment situated in this well regarded retirement development.

Carpenter Court is an exclusive development by McCarthy and Stone, completed in 2018 to an extremely high specification, designed exclusively for the over 60's. There are fantastic communal facilities, including a residents' lounge, conservatory and attractively landscaped grounds for the residents to enjoy. There is an on site house manager, 24 hour call system for safety, secure grounds and call button entry doors to the complex.

The apartment itself comes to the market in a ready to move into condition and include a high quality fitted kitchen with built-in oven positioned at waist height, integrated fridge/freezer, the property has comfortable electric heating and fresh air ventilation system, generous bedroom with fitted wardrobes and spacious living room with French doors and Juliet balcony.

Carpenter Court is conveniently situated on the outskirts of Stapleford and close to the borders of Bramcote, across the road from a small parade of shops which includes a CO-OP, there is a regular bus service close by, attractive open space with Bramcote Park on the doorstep, and the larger nearby town of Beeston is within easy reach, as is the Queen's Medical Centre.

This apartment is ideal for those looking to downsize with independent living and is available immediately. We recommend an internal viewing.

COMMUNAL ENTRANCE
Secure entry system, access to the communal hallway with lift and stair access to all floors, as well as access to the residents' lounge, conservatory and mobility scooter storage. The property is located on the first floor and access from the communal first floor landing with front door leading to:

ENTRANCE HALL
Secure phone entry system, useful storage cupboard.

LIVING ROOM
18'6" x 10'3" (5.66 x 3.14)
Electric radiator, door to kitchen, double glazed French doors and Juliet balcony with aspect over the front.

KITCHEN
7'10" x 7'2" (2.41 x 2.2)
Incorporating a high quality fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric fan-assisted waist height oven. Electric hob with extractor hood over and integrated fridge/freezer. Plinth heater, double glazed window.

BEDROOM
14'4" x 12'2" reducing to 4'9" (4.38 x 3.71 reducing to 1.46)
A spacious room which tapers to one point with double glazed window having aspect over the front. Electric radiator, fitted wardrobes.

SHOWER ROOM
High quality sanitaryware comprising wash hand basin with vanity unit, low flush WC, large shower enclosure with low profile shower tray, screen and shower. Tiling to walls. Electric heated towel rail, electric heater.

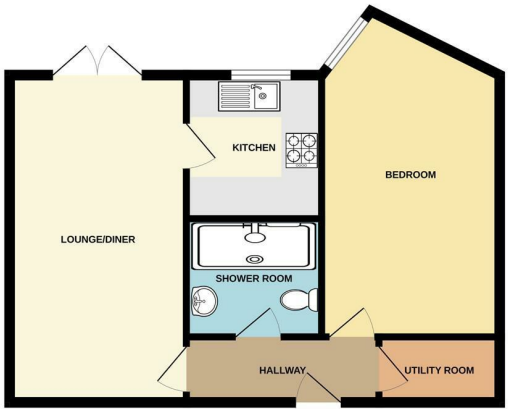
UTILITY CLOSET
7'0" x 4'4" (2.15 x 1.33)
A useful walk-in facility with plumbed in washer/dryer, pressurised hot water system, Vent Axia fresh air ventilation system.

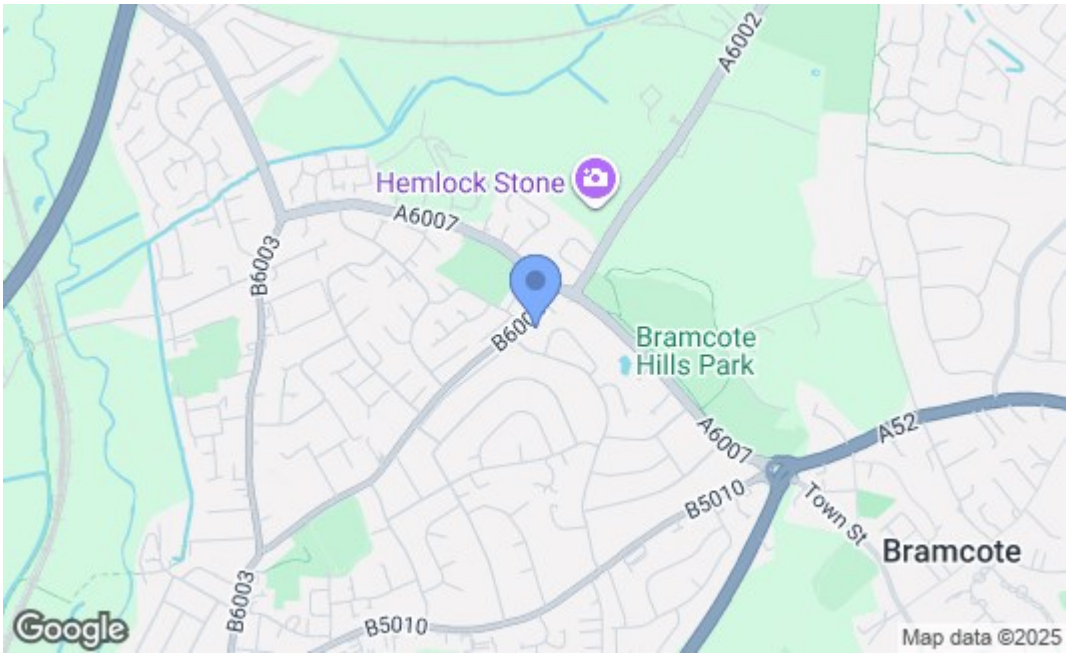
COMMUNAL GROUNDS
The development is accessed from electric vehicle gates and side pedestrian gate where there is courtyard parking, as well as visitor parking bays. (The property currently does not have a designated car parking space, although we understand it may be possible to purchase a bay from McCarthy and Stone, more information is available on request). The grounds sweep around the building, where there are attractive gated rear gardens with lawns, planted bedding and a variety of bushes and shrubbery, as well as extensive patio area for the residents and visitors to enjoy.

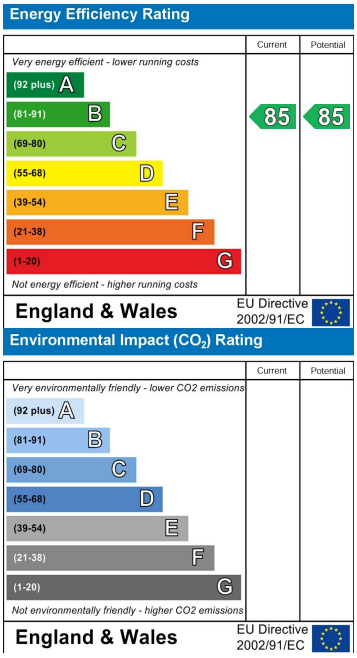
LEASEHOLD/SERVICE CHARGE
The property is held on a leasehold of 999 lease from 2018. The ground rent is £425 per annum and payable in 2 x 6 month instalments. The current service charge is £195.80 PCM and acts as a contribution towards the maintenance and running of the communal areas, including the residents' lounge, conservatory and grounds, and the support services, as well as water rates and window cleaning. The service charge does not include external costs such as Council Tax, Electricity, Telephone or TV license.

Robert Ellis ESTATE AGENTS

GROUND FLOOR







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044