Robert Ellis

look no further. . .







8 Carpenter Court Hickings Lane Stapleford, Nottingham NG9 8PJ

ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT IN THIS PRESTIGIOUS RETIREMENT DEVELOPMENT

£157,500 Leasehold



WE ARE PLEASED TO OFFER FOR SALE A ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT IN THIS PRESTIGIOUS RETIREMENT DEVELOPMENT BY McCARTHY & STONE.

This surprisingly spacious property is immaculately presented and comes to the market in ready to move into condition.

Finished to an exceptionally high standard with a number of useful features including twenty four hour call system, with security intercom entry system with camera for peace of mind and reassurance.

Other features of this property 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 and anti-slip floor.

This property is situated on the ground floor and has a spacious open plan lounge and dining room, which has access to the separate fitted kitchen. A double glazed door and window enjoys a pleasant aspect to a personal patio area with grounds beyond and local green area.

Carpenter Court is conveniently situated 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.

The home-owners 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 area. There is also the reassurance of an on-site House Manager (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.

Ready for immediate occupation, we strongly recommend an early internal viewing to avoid disappointment.





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.

UTILITY CLOSET
4'7" x 4'2" (1.41 x 1.28)
Washing machine, hot water cylinder and workings for fresh air circulation system.

LOUNGE/DINING ROOM
23'8" x 10'7" narrowing to 6'6" (7.22 x 3.24 narrowing to 1.99)
Electric radiator, t.v. point, telephone point. Door to kitchen, double glazed window and door to patio.

WALK-IN CLOSET
3'7" x 3'4" (1.1 x 1.04)

KITCHEN
9'10" x 7'10" (3 x 2.4)
Comprising a modern and contemporary range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in waist height electric oven and electric hob with extractor hood over. Integrated fridge and freezer. Tiled floor, plinth heater and double glazed window.

BEDROOM
21'0" reducing to 16'11" x 9'4" reducing to 5'3" (6.42 reducing to 5.16 x 2.86 reducing to 1.61)
Electric radiator, double glazed window and door to walk-in wardrobe.

WALK-IN WARDROBE
5'4" x 3'11" (1.65 x 1.21)
With hanging rails and shelves. Light.

SHOWER ROOM
7'2" x 5'6" (2.19 x 1.68)
Three piece suite comprising large low profile walk-in shower cubicle with dual shower system incorporating 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 to heated towel rail.

OUTSIDE
The property benefits from its own personal patio area accessed from the lounge and the development has communal gardens, which are well maintained and established, with lawn area, planted borders and communal paved patio and seating area.

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 from the House Manager on request. There are however two dedicated parking space for the use of visitors.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights turning left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed in the direction of Bramcote. After passing the turning on the right for Ewe Lamb Lane, the site can then be found on the right hand side accessed via the double electric gates.

Ref: 5650ps

SERVICE CHARGE
We understand the ground Lease is 999 years which commenced in Feb 2018.
The ground rent is £425.00 per annum, payable in two six monthly instalments of £212.50
The current service charge is £154.00 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, TV 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 a contingency fund and comprehensive insurance of the building.



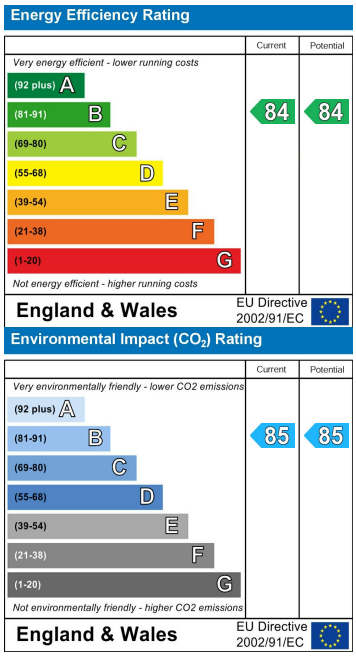












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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