



The Hawthorn, Wisteria Place, Old Main Road,  
Burton Joyce, NG14 5GS

TJ  
THOMAS  
JAMES

LAND & NEW HOMES

## The Hawthorn, Wisteria Place, Old Main Road, Burton Joyce, NG14 5GS

The Hawthorn is a good size apartment which provides accommodation including an entrance hall, a living/dining room, a fully fitted kitchen, two good size bedrooms with a walk in wardrobe, en suite plus a shower room.

Wisteria Place is a high quality retirement living complex for those aged 60 years and more. The development enjoys a communal lounge, a guest suite, lifts to all floors, attractive landscaped garden areas, and a car park. Accessed via a secure entry camera system, the development has an onsite House Manager and a 24 hour call system.

The development is within easy reach of the popular village of Burton Joyce, where the facilities include shops, restaurants, pubs, churches, and a railway station. The village is well served by public transport.

Neighbouring villages of Lowdham and Lambley are easily accessible, and main roads give access to Nottingham and Southwell.





## Wisteria Place

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Accessed via a secure entry camera system, the development has an onsite House Manager and a 24 hour call system.

A service charge is payable. Contact Thomas James for more information.

## Location

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## McCarthy & Stone

McCarthy & Stone is a reputable house builder with a Five Star rating for customer satisfaction.

## Inclusions

The cost of electricity, heating and lighting of the communal areas.

Water and sewerage costs.

Maintenance of the buildings and communal gardens.

## Lounge Diner

19'0" x 11'0" (5.80m x 3.37m)

## Kitchen

8'2" x 8'6" (2.51m x 2.61m)

## Bedroom One

18'8" x 10'5" (5.70m x 3.20m)

## En Suite

6'8" x 7'3" (2.05m x 2.21m)

## Bedroom Two

14'9" x 9'0" (4.52m x 2.76m)

## Shower Room

5'1" x 7'0" (1.57m x 2.14m)

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

## Agents Note

This is a leasehold property, there will be service charges. Contact Thomas James for more information.

### DISCLAIMER NOTES

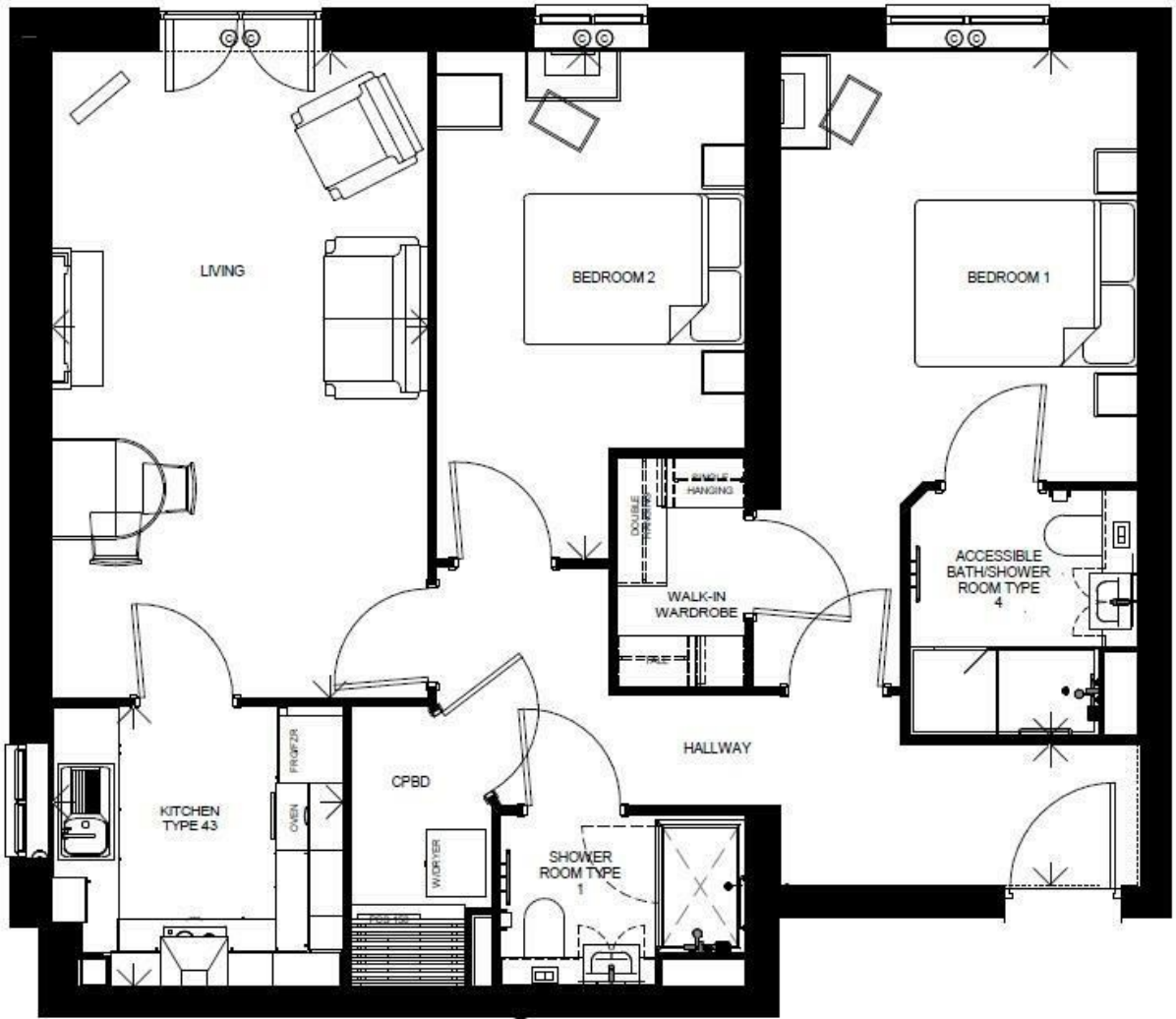
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### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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