



McCarthy & Stone

RESALES



36 Carpenter Court, Hickings Lane, Nottingham, NG9 8PJ  
Asking price £159,950 Leasehold

For further details  
please call 0345 556 4104

# 36 Carpenter Court, Hickings Lane, Nottingham, NG9 8PJ

A WELL PRESENTED one bedroom second floor apartment situated within a DESIRABLE MCCARTHY & STONE retirement living development.

## Carpenter Court

Carpenter Court was built by McCarthy and Stone and specifically designed for independent living for the over 60's and is located in the popular town of Stapleford.

The development consists of 48 apartments with design features to make day-to-day living easier. The House Manager is on site Monday to Friday 9:00am to 3:00pm to look after the building environment and assist where possible with regards to settling in to your new apartment. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are covered in the service charge. For your peace of mind the development has a 24-hour emergency call systems, should you need assistance.

The Homeowners lounge and gardens provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually £25 per night, subject to availability).

## Local Area

Carpenter Court is situated in the historic town of Stapleford, in the Erewash Valley and close to the Derbyshire-Nottinghamshire border. Located less than 6 miles from Nottingham City Centre and surrounded by beautiful countryside, making this a perfect place to spend retirement. You will find a variety of supermarkets, including Waitrose and Sainsbury's nearby as well as an assortment of local shops, bars and restaurants to cater for all tastes. For days out there's Hemlock Stone Nature Park close by and Wollaton Hall & Park is a short journey away. There are excellent transport links, the M1 motorway is just 3 miles away or if you prefer to travel by train, Ilkeston, Beeston and Attenborough stations are less than 3 miles. Also, approximately 1 ½ miles away, the tram terminal at Toton which runs regular trams via Queens Medical Centre, Nottingham City Centre and Hucknall.

## Apartment Overview

We are pleased to bring to the market a well presented one bedroom second floor apartment (with access via lift or stairs) situated within a desirable McCarthy & Stone retirement living development.

## Entrance Hall

Front door with spy hole leads to the spacious entrance hall where the 24-hour Tunstall emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard with a washer / dryer. Ceiling light, fitted carpets, raised electric power sockets and smoke detector. Apartment security door entry system with intercom and is linked to the TV so residents can see who is trying to gain entry. Doors lead to the utility, lounge, bedroom and shower room.

## Lounge

A bright and airy lounge benefiting from French doors to a Juliet balcony providing views to the front elevation. The spacious room allows ample space for dining, ideally positioned in front of the French doors. TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets and electrically operated Dimplex wall mounted heater. Door leading to a storage cupboard and additional partially glazed door leads onto a separate kitchen.

## Kitchen

Fitted modern kitchen with a range of white gloss fronted base and wall units with square edge work surfaces. Stainless steel sink with mixer tap and drainer sits below the window which provides view of the front. Built in waist height Bosch oven and Bosch four ring induction hob with extractor hood above. Integrated fridge and freezer. Under counter lighting and ceiling light. Plinth heater and tiled anti-slip flooring.

## Bedroom

Spacious double bedroom with large floor to ceiling window providing views towards the front. Telephone point, ceiling light, fitted carpets, raised electric power sockets and electrically operated Dimplex wall mounted heater. Door

leading onto the walk-in wardrobe housing hanging raised, shelving and a central light point.

## Shower Room

Fully fitted modern suite comprising with a walk in double shower with glass screen and support rail, WC, vanity unit containing hand basin with mirror above. Partially tiled walls, chrome heated towel rail, Dimplex wall mounted fan and extractor fan and anti-slip floor.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- House Manager, available during weekday working hours.
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold Information

Lease length: 999 years from 2017

Ground Rent: £425 per annum

It is a condition of purchase that residents must meet the age requirement of 60 years and over.







APPROX. GROSS INTERNAL FLOOR AREA 519 SQ FT / 48 SQM	Carpenter Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 29/04/21
	photoplan



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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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