

LESLEY
GREAVES
estate & letting agents



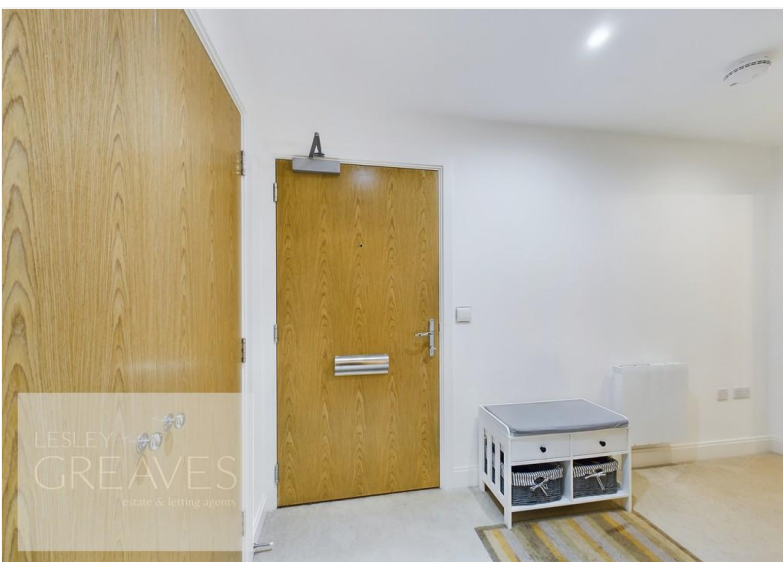
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Guide Price £235,000-£245,000

Old Main Road, Bulcote, Nottingham NG14 5GS

EPC Rating B



A beautifully presented modern apartment located within the popular McCarthy Stone independent retirement living complex in Bulcote. The development is for the over 60's, benefits from a guest suite, 24 hour emergency call system, pure air ventilation, secure door entry system, a lift, mobility scooter store/charging room, a communal lounge and gardens. This property also has an allocated private parking space. In brief, the ground floor accommodation comprises an entrance hall, utility store cupboard with plumbing for a washing machine, modern shower room with a walk in shower, lounge diner with doors on a patio area, double bedroom with walk-in wardrobe and modern fitted kitchen with fitted oven, hob, extractor, integrated fridge and freezer. Bulcote is a picturesque village with country walks and in close proximity to the amenities of Burton Joyce. Amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- Leasehold
- Council tax band B

The lease runs for 999 years with 997 year remaining. There is currently a ground rent of £425 annually to pay and a service charge £2556 annually.

Any perspective purchaser must confirm with their own solicitor that the details regarding the lease are correct before purchasing the property.

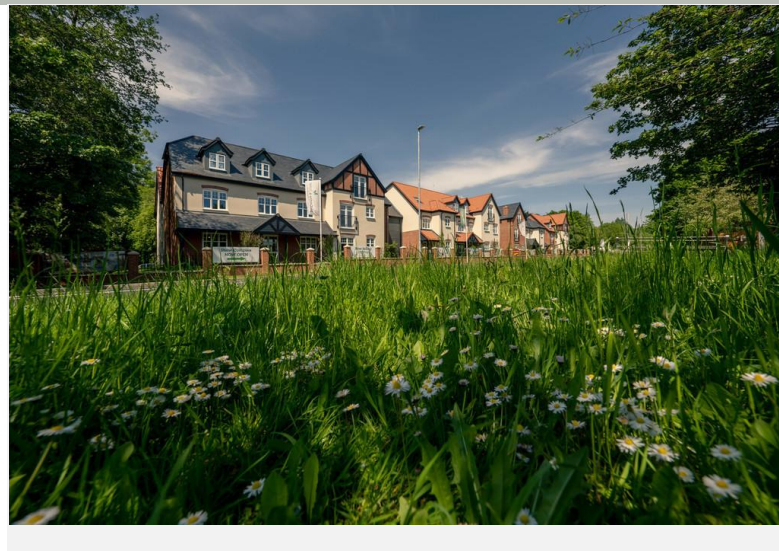
LIVING ROOM 22' 9" x 10' 1" (6.93m x 3.07m)

KITCHEN 7' 10" x 7' 2" (2.39m x 2.18m)

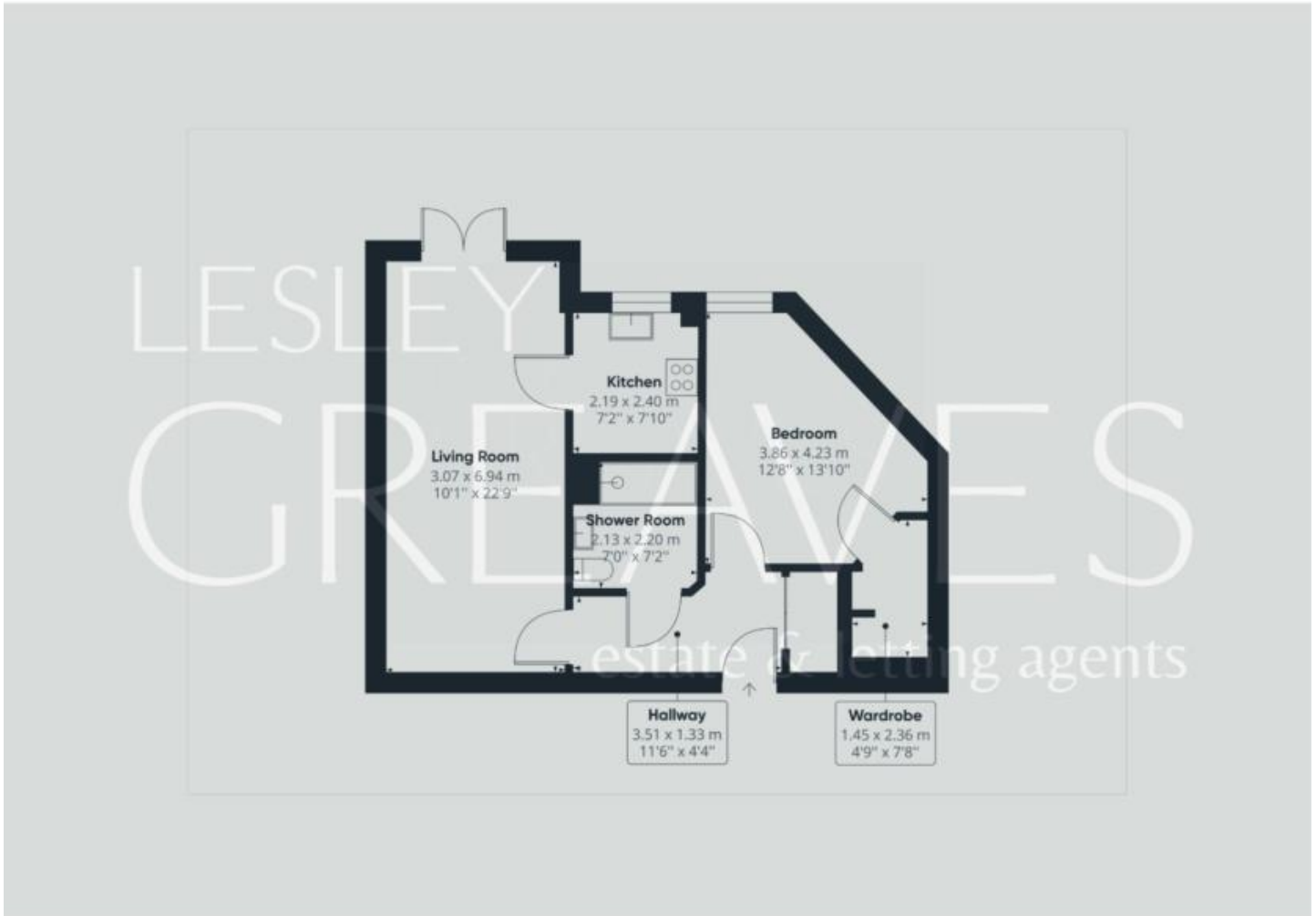
SHOWER ROOM 7' 2" x 7' 0" (2.18m x 2.13m)

BEDROOM 13' 10" x 12' 8" maximum measurements (4.22m x 3.86m)

WALK-IN WARDROBE 7' 8" x 4' 9" (2.34m x 1.45m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Newark and Sherwood District Council

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Gedling
Nottingham
NG4 3HP

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296

