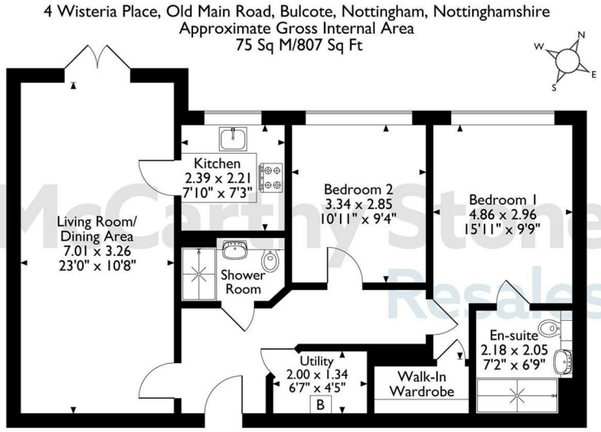
Excellent

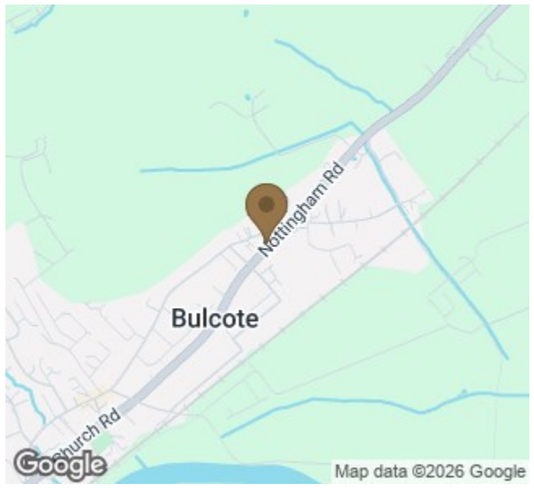
Trustpilot

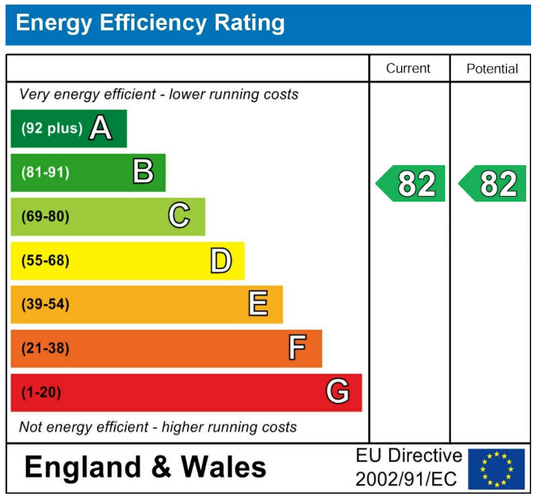
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Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Wisteria Place

Old Main Road, Nottingham, NG14 5GS

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Wisteria Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £330,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully presented ground floor apartment with a spacious lounge with access to a patio area enjoying garden views
- Modern kitchen with built in appliances
- Principle bedroom with walk in wardrobe and ensuite shower room
- Second double bedroom and separate guest shower room
- Communal lounge where social events take place
- Landscaped gardens
- A dedicated House Manager
- Guest suite for friends and family
- 24 hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Wisteria Place, Nottingham

2 | 1 | Asking price £330,000

Wisteria Place
Exclusively designed for the over 60s. Here you will enjoy the benefits of living in your home, free from the worries of outside maintenance or gardening and with likeminded retirees as your neighbours. There's also the added support that comes from having a dedicated House Manager. Offering everything you need to enjoy an active and independent retirement, these stylish apartments are brought to you by McCarthy & Stone – the only house builder to win the Home Builder's Federation 5-star award for customer service every year since the awards began.

All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge 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 (fee applies - subject to availability).

McCarthy & Stone properties encourage a close-knit community feel, with sociable communal spaces such as landscaped gardens and the Communal lounge. Plus, with only 43 apartments in the complex, you'll be able to get to know your neighbours and with full CCTV system in place enabling you to feel secure at home.

The development is located within 750 metres of the local town centre which has plenty of shops, restaurants, pubs, churches, and a railway station. Eight miles from Nottingham. town center. The bus route from Nottingham to Southwell runs through the centre of Burton Joyce and past the development, providing regular services every half hour

Hallway
Front door with a spy hole. Camera entry system for additional peace of mind. Smoke detector and intruder alarm. Illuminated light switches in the bathroom and hallway. Utility room with washer/dryer. Oak veneered doors leading to the living room, bedrooms and guest shower room

Living room
Bright and spacious living room with double glazed doors opening onto a patio area enjoying garden views. Ample room for a dining table and chairs. Telephone and television point. Sky/Sky+ connection point. Door leads onto separate kitchen.

Kitchen
A beautifully presented fully fitted kitchen with high gloss finish wall and base units. Electric oven at waist-height (for minimal bend) and ceramic hob with extractor hood. Anthracite sink sits beneath the double glazed window with fitted blind, enjoying garden views. Integrated fridge/freezer, dishwasher.

Bedroom 1
This well-presented double bedroom features a full height window with views of the communal grounds. Walk-in wardrobe complete with rails, shelving, and drawers. Ceiling lights, as well as TV and phone points. Door leading to the en-suite shower room.

Ensuite Shower Room
Fully fitted suite with a level entry shower with screen and support rail. Toilet, vanity unit with inset wash basin, illuminated mirror, heated towel rail,

Bedroom 2
The second bedroom is generously sized and features a full height doble glazed window with a view of the gardens. Alternatively, this versatile room can serve as a dining area or study.

Guest SHower Room
Fully fitted suite with a level entry shower with screen and support rail. Toilet, vanity unit with inset wash basin, illuminated mirror, heated towel rail,

Parking
A car parking space is available to purchase at n additional cost. Please speak with the Property Consultant for more details.

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
- 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.

Service charge: £3,912.08 per annum (for financial year ending 28/02/2027).

Lease infomation
Lease Length: 999 years from Jan 2020
Ground rent: £495 per annum
Ground rent review: Jan 2035

Moving Made Easy & Additional Services
- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













