



Hickings Lane
Stapleford, Nottingham NG9 8PJ

£169,995 Leasehold

A SECOND FLOOR DOUBLE BEDROOM
RETIREMENT APARTMENT OFFERED FOR
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DOUBLE BEDROOM SECOND FLOOR APARTMENT SITUATED WITHIN THIS HIGHLY REGARDED RETIREMENT DEVELOPMENT ON THE EDGE OF STAPLEFORD BORDERING BRAMCOTE.

Carpenter Court is an exclusive development by McCarthy and Stone, completed in 2018 to an extremely high specification, designed specifically for the over 60 age group. There are fantastic communal facilities including a resident's lounge, conservatory and attractively landscaped grounds and gardens for the residents to enjoy. There is also an on-site house manager, 24 hour call system for safety, secure grounds and entrance call button to the complex. This apartment comes with the added benefit of a parking space set within the gated development.

The apartment comes to the market in ready to move into condition and includes high quality fitted kitchen with built-in oven positioned at waist height, integrated fridge/freezer, comfortable electric heating and fresh air ventilation system, generous bedroom with fitted wardrobe and spacious living room with French doors and Juliet-style balcony.

The accommodation comprises entrance hallway, useful cloaks storage cupboard, utility closet, double bedroom with fitted wardrobe, three piece shower room, generous living room with views over the communal gardens and fitted kitchen. There is double glazing through and a modern electric heating system and fresh air ventilation.

Carpenter Court is conveniently situated on the outskirts of Stapleford and close to the border with Bramcote. Across the road, there is a small parade of shops which includes Co-Op, Subway and fish and chip shop. There is also a regular bus service close by, attractive open space with Bramcote Park on the doorstep. The larger town of Beeston is just a short distance away.

There is easy access to the Queen's Medical Centre and Nottingham electric tram terminus situated at Bardills roundabout.

We believe the apartment is ideal for those looking to downsize with independent living and is available immediately.

We highly recommend an internal viewing.



COMMUNAL ENTRANCE HALLWAY

Stairs and lifts to all floors, access to the house manager's office and resident's lounge.

COMMUNAL LANDING

Access to the lift system and stairwell. On this second floor, there is also access to the guest suite.

ENTRANCE HALL

10'9" x 3'8" (3.29 x 1.14)

Panel entrance door, useful storage closet, security entrance system, loft access point, spotlights and doors to living room, shower room, bedroom and utility.

UTILITY

6'9" x 4'6" (2.07 x 1.39)

Alarm key system, water heater switch, consumer unit, shelving, plumbing for washing machine, Ventaxia fresh air system and Gledhill water cylinder.

BEDROOM ONE

17'1" x 12'4" (5.21 x 3.76)

Double glazed window overlooking the communal grounds and gardens, modern Dimplex electric panel heater, door to walk-in wardrobe, TV point.

WALK-IN WARDROBE

8'1" x 3'10" (2.47 x 1.18)

Ample space for furniture and mains lighting point.

SHOWER ROOM

7'2" x 5'6" (2.20 x 1.70)

Modern three piece suite comprising walk-in double size tiled shower cubicle with glass shower screen and mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Majority tiled walls, anti-slip tiled floor, chrome ladder towel radiator, Dimplex blow fan, extractor fan, wall mounted LED lit bathroom mirror.

LIVING ROOM

18'7" x 11'0" (5.67 x 3.37)

Double glazed French doors opening out to a Juliet-style balcony overlooking the communal grounds and gardens to the rear, modern Dimplex electric fan heater, media points, door to kitchen.

KITCHEN

8'8" x 7'5" (2.66 x 2.28)

The kitchen comprises a matching range of soft-closing base and wall storage cupboards and drawers, with square edge work surfacing of a walnut design with inset single sink and draining board with mixer tap. Fitted four ring Bosch hob with matching extractor fan over, in-built waist level Bosch oven, integrated fridge and freezer, plumbing for slimline dishwasher, anti-slip tiled floor, double glazed window to the rear overlooking the communal grounds and gardens (with fitted blind).

COMMUNAL GARDENS

The development is accessed via electric gates and side pedestrian gate, courtyard parking and visitor's parking bays are available. The property has its own allocated parking space. The grounds sweep around the building where there is an attractive rear garden with lawns, planted bedding and a variety of bushes and shrubbery, as well as an extensive patio area for the residents and visitors to enjoy.

ALLOCATED PARKING

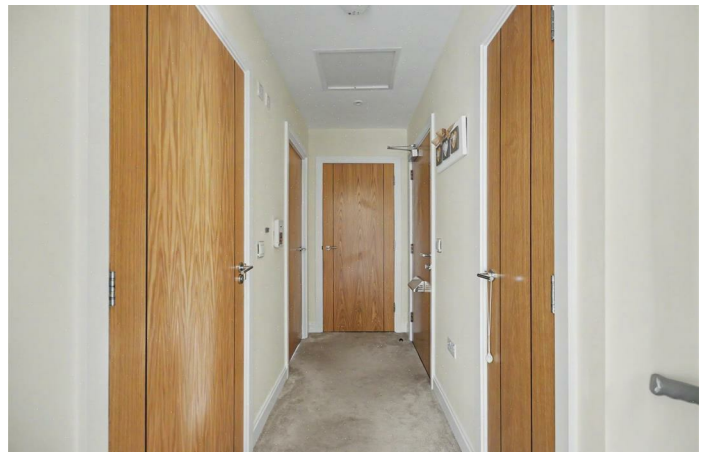
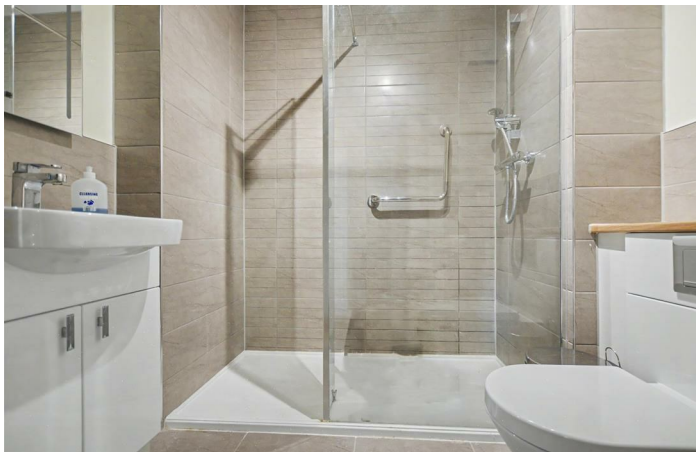
The property benefits from its own allocated parking space within the sale of the property.

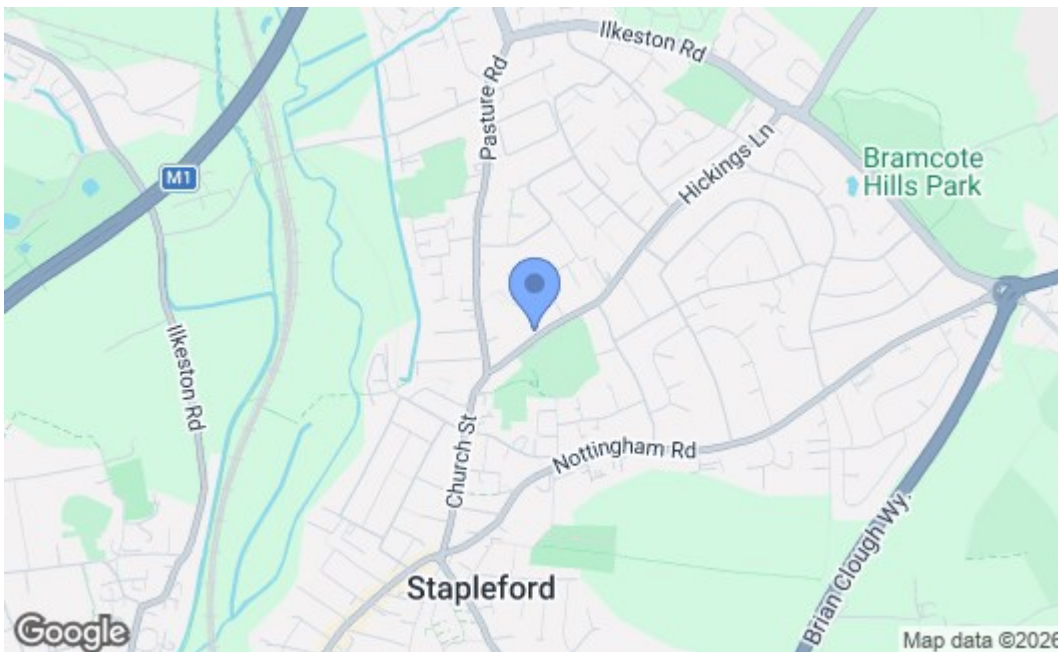
LEASEHOLD/SERVICE CHARGE INFORMATION

The property is held on a leasehold term of 999 years from 2018. The ground rent is £425 per annum split into two half yearly payments of £212.50. The service charge as of the 1st July 2026 is to be set at £213.67 per month (£2564.04 per annum)). We ask that you confirm this information with both McCarthy and Stone and your solicitor prior to completion. We also understand that the service charge acts as a contribution towards the maintenance and running of the communal areas including the resident's lounge, conservatory and gardens, along with support services, water rates and window cleaning. The service charge does not include external costs such as Council Tax, electricity, telephone or TV licence, etc.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and continue in the direction of Bramcote. Carpenter Court can be found on the right hand side, opposite the parade of shops prior to the mini roundabout.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 84 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.