



54 Marlborough Court
West Bridgford, Nottingham, NG2 6BY

Asking price £245,000



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This two bedroomed retirement bungalow is suitable for the over 60's in this purpose built development which is conveniently placed for West Bridgford Town Centre.

The bungalow has private patio terrace from the lounge leading to communal gardens. The property has double glazing, gas central heating, emergency call system. The residents have the use of a communal lounge with kitchen facilities, guest room, lifts, laundry room and communal well maintained gardens.

There is communal parking and being sold with No upward chain.



Directions

From our West Bridgford office, proceed along Rectory Road and Marlborough Court is then situated on the left hand side. The bungalow is situated on the left hand side adjacent to the main office and entrance to the building

Tenure- Leasehold

We await confirmation of the following information

The leasehold to be 125 years with effect from

We understand the service charge payable is £161 per month to include building insurance and garden maintenance, lift maintenance, window cleaning, boiler servicing and water rates.

The Scheme is designed for independent Retirement Living and no care or assistance is provided by L & H Homes

Accommodation

Canopied front porch with glazed front entrance door gives access into the

Entrance Hallway

With solid wooden floor, radiator, coving to ceiling, smoke alarm, larder cupboard with fitted shelving, assist alarm cord and speaker system, access to the loft with pull down ladder, this is part boarded with light and provides useful storage area

Lounge

17'3" x 11'6" (5.26 x 3.51)

With coal effect electric fire with inset and hearth and surround, double opening double glazed french doors onto the private patio area with double glazed side windows, coving to ceiling, tv aerial point, assist alarm cord with speaker system, opening into the:

Kitchen

8'6" x 8'4" (2.59 x 2.54)

Fitted with a range of wall drawer and base units with

work surfaces over, inset four ring gas hob with eye level oven with cupboards above and below, stainless steel sink unit with mixer tap over, plumbing for washing machine, built in wine rack, extractor fan, part tiling to walls, Worcester combination central heating boiler, double glazed window to the front elevation with fitted blinds, integral fridge with freezer compartment

Bedroom One

10'8" x 9'9" (3.25 x 2.97)

With double glazed window overlooking the garden area, radiator, coving to ceiling, assist alarm cord with speaker system

Wet Room

Fitted in 2015 with wet room to include shower enclosure with Mira electric shower and screen, curtain and rail, low flush w.c and vanity unit wash hand basin with mixer tap over and cupboard beneath, radiator, electric shaver point, mirror fronted corner cabinet, coving to ceiling, extractor fan

Bedroom Two

8'4" x 7'9" exc wardrobe (2.54 x 2.36 exc wardrobe)

With fitted wardrobe to one wall with built in shelving, hanging rail and sliding doors, assist alarm cord with speaker system, double glazed window to the front elevation, radiator, coving to ceiling

Outside

There is a private patio area to this property which opens onto the communal gardens which are maintained by the management company, communal parking spaces, and visitor spaces

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band B, which we are advised, currently

incurs a charge of £1392.94 Prospective purchasers are advised to confirm this.

Floor Plan



Viewing

Please contact our West Bridgford Office on 01 15 981 1888
if you wish to arrange a viewing appointment for this property or require further information.



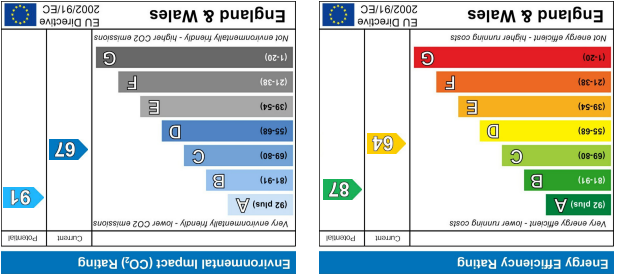
3 Fountain Court, Gordon Road, West Bridgford
Nottinghamshire, NG2 5LN

T: 0115 981 1888
info@royston-lund.co.uk
www.royston-lund.co.uk
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Area Map



Energy Efficiency Graph



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