

75% Shared Ownership £135,000

Brierley Green, Netherfield, Nottingham NG4 2PP

EPC Rating D



A great opportunity to purchase a 75% share of this two bedroom bungalow. The property is for the over 55's and benefits from having a site warden as well as emergency alarm cords within each property.

In brief, the accommodation comprises a reception hallway with storage cupboard housing the boiler, living room with French doors onto a conservatory, re-fitted kitchen and re-fitted shower room.

Outside there is a small open plan front garden whilst to the rear is an enclosed private artificially lawned garden. The property is set within a cul de sac which is maintained as part of the monthly maintenance fee by the managing housing association.

Netherfield is a popular residential area with a wide range of amenities as well as public transport links including a railway station. It also has local shops, play park, takeaways and schools. It is home to Victoria Retail Park with a multitude of popular shops including clothing and DIY as well as a gym, coffee shops and a supermarket.

Lease from 1985 and runs for 150 years
 Monthly Rent £86.10
 Monthly Service Charges £172.55

All applicants must complete an application form for assessment by Places for People.

- Leasehold
- Council tax band B

LIVING ROOM 18' 10" x 9' 10" into recess (5.74m x 3m)

CONSERVATORY 8' 8" x 7' 4" (2.64m x 2.24m)

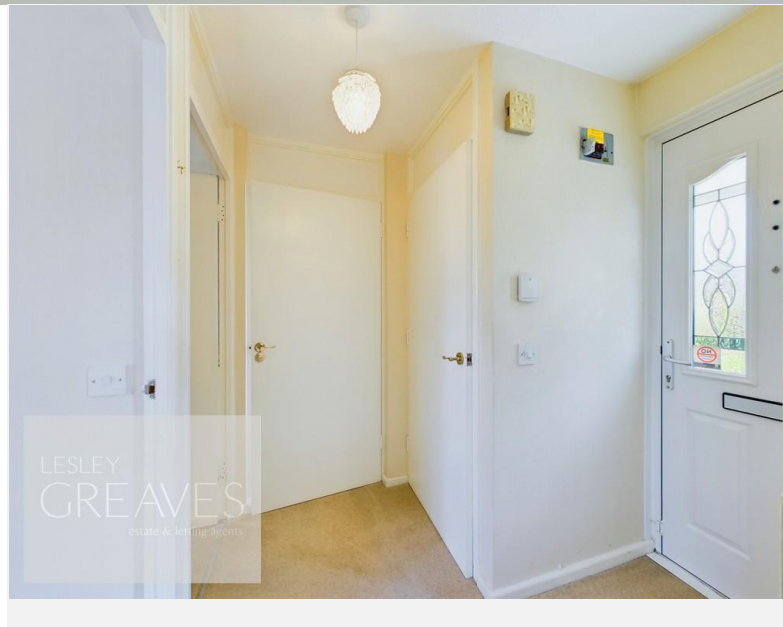
KITCHEN 8' 10" x 6' 4" (2.69m x 1.93m)

SHOWER ROOM 6' 5" x 6' 2" (1.96m x 1.88m)

BEDROOM ONE 11' 9" x 9' 8" (3.58m x 2.95m)

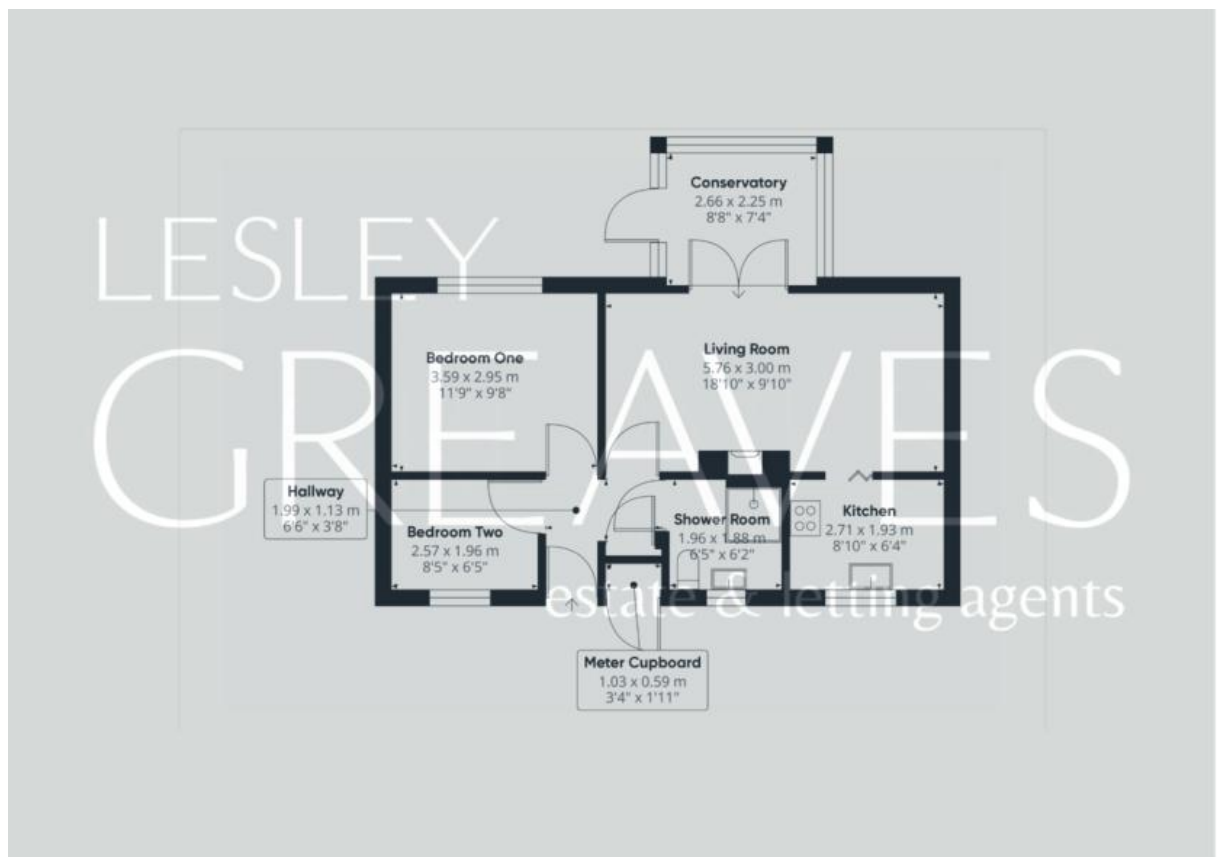
BEDROOM TWO 8' 5" x 6' 5" (2.57m x 1.96m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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.



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