



£125,000 - £130,000

Guide Price

**BRIERLEY GREEN
NETHERFIELD**

- 75% SHARE
- OVER 55'S
- SITE WARDEN
- NO CHAIN
- CONSERVATORY
- CUL-DE-SAC LOCATION
- EPC D



Opportunity to Purchase a 75% Share in Over-55's Bungalow

THIS IS A FANTASTIC OPPORTUNITY TO PURCHASE A 75% SHARE OF A CHARMING TWO-BEDROOM BUNGALOW, EXCLUSIVELY FOR THE OVER 55S. THE PROPERTY BENEFITS FROM A SITE WARDEN AND EMERGENCY ALARM CORDS IN EACH ROOM, ENSURING PEACE OF MIND FOR RESIDENTS.

THE ACCOMMODATION INCLUDES A RECEPTION HALLWAY WITH A STORAGE CUPBOARD HOUSING THE BOILER, A LIVING ROOM WITH FRENCH DOORS OPENING ONTO A CONSERVATORY, A RE-FITTED KITCHEN, AND A RE-FITTED SHOWER ROOM.

EXTERNALLY, THE BUNGALOW FEATURES A SMALL OPEN-PLAN FRONT GARDEN AND AN ENCLOSED PRIVATE REAR GARDEN WITH ARTIFICIAL LAWN. LOCATED IN A WELL-MAINTAINED CUL-DE-SAC, THE SURROUNDINGS ARE KEPT IN EXCELLENT CONDITION AS PART OF THE MONTHLY MAINTENANCE FEE MANAGED BY THE HOUSING ASSOCIATION.

NETHERFIELD IS A POPULAR RESIDENTIAL AREA OFFERING A WIDE RANGE OF AMENITIES AND PUBLIC TRANSPORT LINKS, INCLUDING A RAILWAY STATION. THE AREA BOASTS LOCAL SHOPS, A PLAY PARK, TAKEAWAYS, AND SCHOOLS. ADDITIONALLY, THE NEARBY VICTORIA RETAIL PARK FEATURES A VARIETY OF POPULAR SHOPS, A GYM, COFFEE SHOPS, AND A SUPERMARKET.

THIS PROPERTY IS IDEAL FOR THOSE SEEKING A COMFORTABLE AND SECURE LIVING ENVIRONMENT WITH CONVENIENT ACCESS TO LOCAL AMENITIES. VIEWINGS ARE HIGHLY RECOMMENDED.

LEASE FROM 1985 AND RUNS FOR 150 YEARS

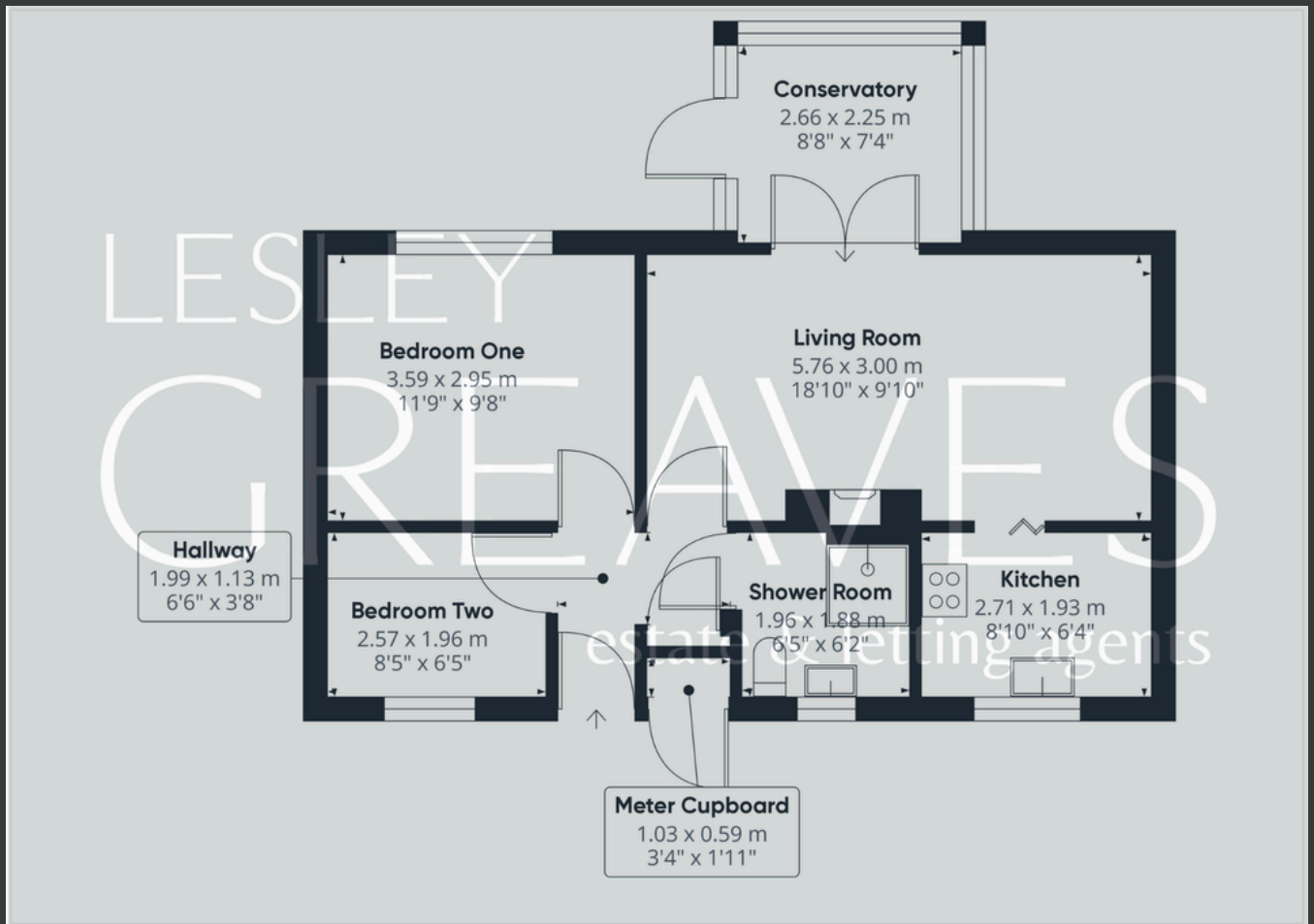
MONTHLY RENT £86.10

MONTHLY SERVICE CHARGES £172.55

ALL APPLICANTS MUST COMPLETE AN APPLICATION FORM FOR ASSESSMENT BY PLACES FOR PEOPLE.

- LEASEHOLD
- COUNCIL TAX; B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 47 SQM





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