



1  
Bedroom

1  
Bathroom

1  
Receptions



- Communal lounge, laundry room & guest room
- On-site manager
- Double bedroom with fitted wardrobe
- First floor apartment with lift
- Visitor parking
- Communal gardens

Tomlinson Estates are excited to bring to the market this one-bedroom retirement apartment for over 60's only. Located within walking distance of West Bridgford Town Centre, there is also a bus stop outside with routes to the city centre. Within the building there is a communal lounge, small kitchen, laundry room, internal refuse room and guest suite.

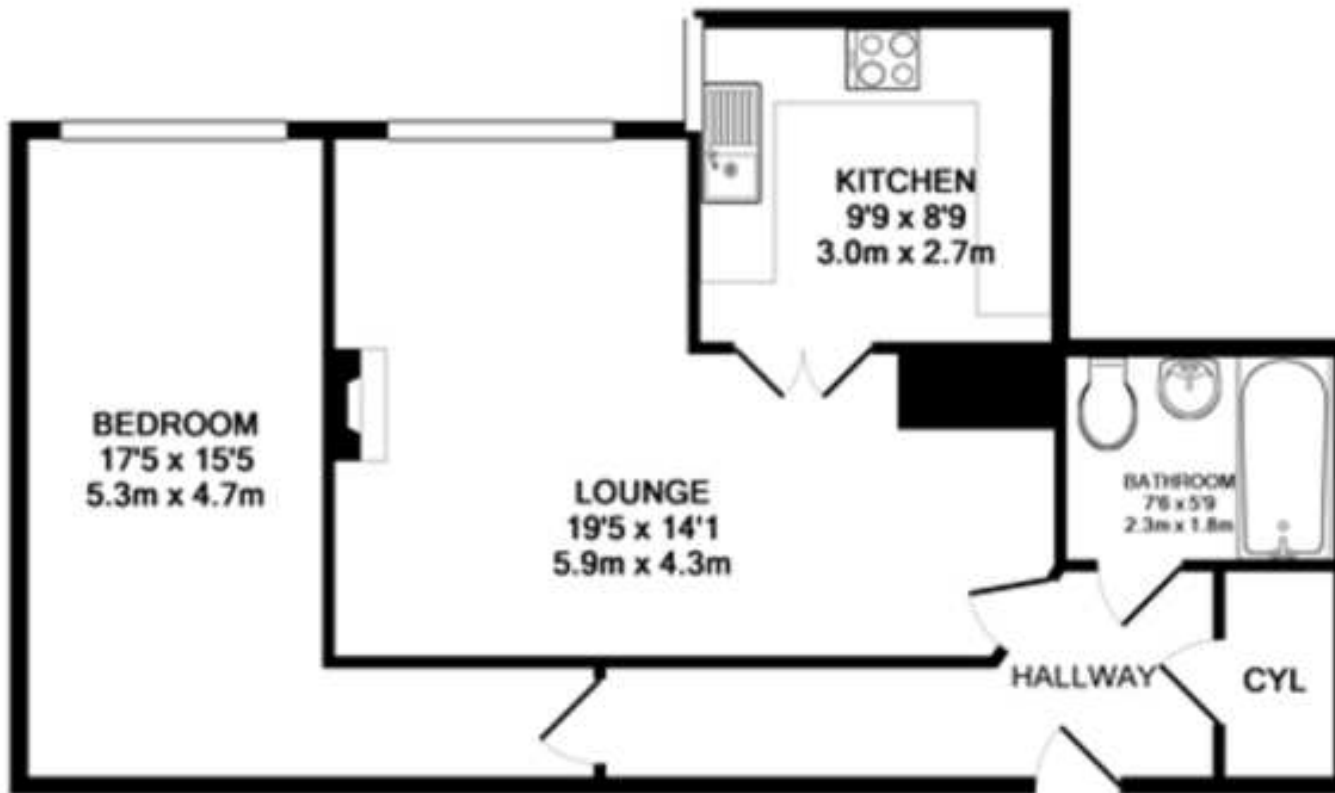
The apartment is located on the first floor to the front of the development. In brief the property comprises an entrance hallway with storage and wall mounted intercom, living/dining room with an electric feature fireplace. Modern kitchen with integrated oven, hob and extractor fan with space for two under counter appliances. Modernised Shower room and bedroom with built in wardrobes


Access to the building is via a security intercom system. The complex also features an on-site manager (working hours), lift and attractive maintained gardens to the rear.

Lease 125 years from 2001

Service Charge £2790 per annum

Ground Rent £550 per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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