

HoldenCopley

PREPARE TO BE MOVED

Marlborough Court, Nottingham, NG2 6BY

GUIDE PRICE £230,000 - £240,000

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NO UPWARD CHAIN...

This two-bedroom retirement apartment is well-presented and offers a comfortable home for independent living, with no care or assistance provided by Longhurst Group. It is situated in the highly sought-after area of West Bridgford, renowned for its excellent range of local amenities, shops, cafés, and leisure facilities. The City Centre and nearby universities are easily accessible, while transport connections are equally convenient, including direct train services to London from Nottingham or East Midlands Parkway, as well as access to major road networks. The apartment itself is ideally positioned within walking distance of West Bridgford town centre, making daily errands and social activities simple and convenient. Inside, the property comprises a welcoming entrance hall leading to a generous lounge and dining area, perfect for both relaxing and entertaining. The kitchen is well-equipped and thoughtfully laid out, while the two bedrooms provide comfortable and restful spaces. A three-piece bathroom suite completes the interior, offering practical and stylish accommodation. Externally, the property benefits from off-street parking, with additional visitor spaces available, as well as secure access to the building. The surrounding gardens are well-maintained, providing a pleasant outdoor space to enjoy in a peaceful setting. This apartment combines comfort, convenience, and an enviable location, making it an ideal choice for independent retirement living.

MUST BE VIEWED



- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge/Diner
- Three-Piece Bathroom Suite
- Off-Road Parking
- Communal Gardens
- Sought After Location
- Retirement Development
- Must Be Viewed

ACCOMMODATION

Entrance Hall

14'6" max x 5'6" (4.42m max x 1.69m)
The entrance hall has carpeted flooring, a radiator, an in-built cupboard, and a door providing access into the accommodation.

Kitchen

10'0" x 8'0" (3.05m x 2.46m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space for an under counter fridge and freezer, a radiator, tiled splashback, vinyl flooring, and a UPVC double glazed window.

Living Room

17'5" max x 10'5" (5.33m max x 3.18m)
The living room has carpeted flooring, coving to the ceiling, space for a dining table, a TV point, a feature fireplace, sliding patio doors, and open access into the kitchen.

Bedroom One

12'11" x 9'3" (3.95m x 2.84m)
The first bedroom has a UPVC double glazed window, a radiator, a range of fitted furniture including wardrobes, over head cupboards, bedside tables, and carpeted flooring.

Bedroom Two

7'7" x 6'10" min (2.33m x 2.09m min)
The second bedroom has a UPVC double glazed window, a radiator, a range of fitted furniture including a wardrobe, base cupboards, and carpeted flooring.

Shower Room

6'4" x 5'10" (1.95m x 1.79m)
The shower room has a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

To the outside are communal areas, and allocated parking space.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.
The vendor has advised the following:
Property Tenure is Leasehold
Service Charge in the year marketing commenced (EPA): £2,837.40
Ground Rent in the year marketing commenced (EPA): £N/A
Property Tenure is Leasehold. Term : 125 years from 1 January 2002 Term remaining 102 years.
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

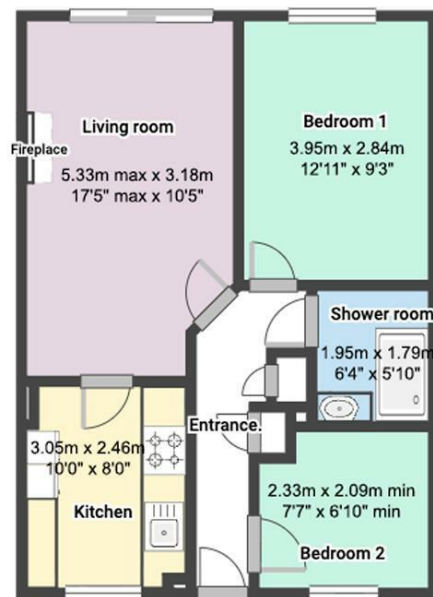
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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www.holdencopley.co.uk

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