



5 Lavender Close, Bridge Green, NG8 6FZ

£125,000



Marriotts







# 5 Lavender Close Bridge Green, NG8 6FZ

- End terrace bungalow
- Rear lounge with patio doors
- Worcester Bosch combination boiler
- Two bedrooms
- Kitchen
- NO UPWARD CHAIN

A two-bedroom mid-terraced bungalow situated in the sought after Bridge Green retirement development, with residents parking and close to a wide selection of amenities and an Asda Supermarket next door!

£125,000



## Overview

The Bridge Green development is designed for independent retirement living, specifically for the over 60's and consists of a set of six small courtyards grouped around a central green and pavilion with a residents' community building providing a lounge, laundry, guest facilities and regular activities. And each bungalow is connected to the community alarm service, with pull cords located throughout each property.

## Entrance Hall

With composite double glazed front entrance door, radiator and secondary door through to the living room.

## Living Room

Marble fireplace and hearth with Adam-style surround and electric bar fire. Radiator, door to the inner hallway, door to the kitchen and UPVC double-glazed sliding patio door to the rear garden.





### Kitchen

A range of wall and base units with worktops and inset stainless steel sink unit and a drainer with tiled splashbacks. Space for a cooker, tile effect floor covering, wall-mounted Worcester Bosch combination gas boiler and UPVC double-glazed front window.

### Inner Hallway

With loft access and doors to both bedrooms and shower room.

### Bedroom 1

Built-in wardrobes to one wall with sliding mirrored doors, UPVC double glazed rear window and radiator.

### Bedroom 2

UPVC double glazed front window and radiator.

### Shower Room

With slate tile effect floor covering, the suite consists of a corner cubicle with chrome mains shower and shower boarding. Dual flush toilet and pedestal wash basin with tiled surround. Radiator, extractor fan, airing cupboard and UPVC double glazed front window.

### Outside

To the rear is a paved patio and electric sun canopy leading onto the communal maintained grounds and lawns.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 125-year lease from 24th October 2012 112 years remaining

GROUND RENT: £0 - to be reviewed on: .....

SERVICE CHARGE: £2,760.00 - to be reviewed on: .....

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:











MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level front and rear access

#### OTHER INFORMATION:

To purchase a property in this development you must be over 60 years of age.

\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

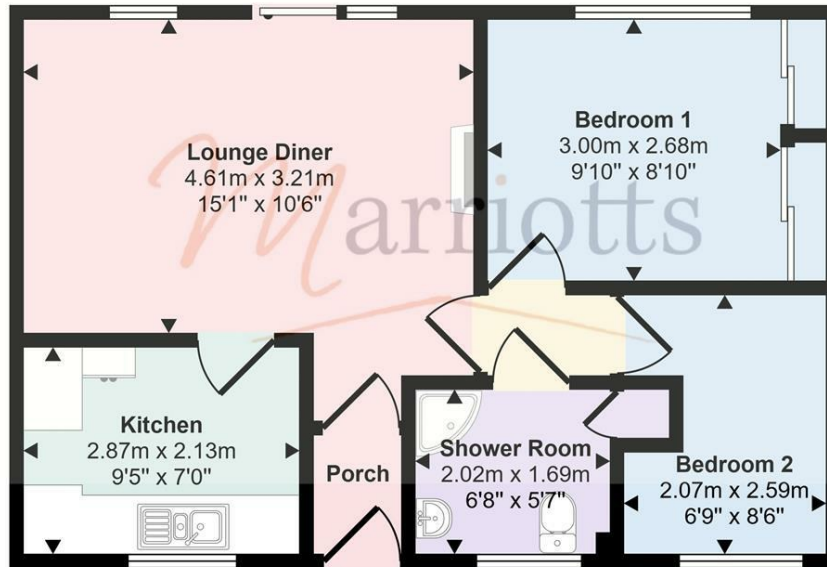
Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.








Approx Gross Internal Area  
45 sq m / 485 sq ft

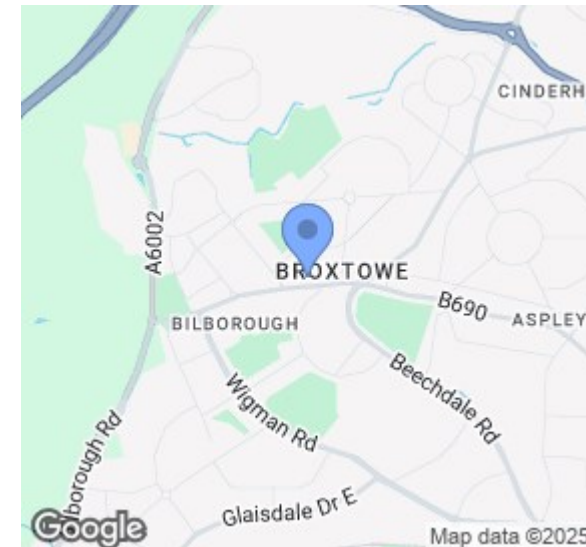


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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