



51 Marlborough Court

West Bridgford | NG2 6BY | Offers In Excess Of £265,000

ROYSTON
& LUND

- Barn Conversion on Marlborough Court
- Shower Room and D/S WC
- Lounge & Dining Room
- Close to Local Amenities
- EPC Rating D
- Two Bedrooms with Built in Wardrobes
- Immaculately Presented
- Overlooking Communal Garden
- Leasehold
- Council Tax Band B





OIEO £265,000

Royston and Lund are pleased to bring to the market this rare opportunity to arise on the Marlborough Court over 60's development. This immaculately presented barn conversion is the original building that stood before the development was created and has been completely renovated throughout to offer comfy and modern living. Situated less than a ten minute walk from Central Avenue where you can find a whole host of local amenities and with a bus stop nearby.

Entering into the hallway that benefits from a downstairs WC, there is access to a living room that has double doors onto a patio. From the lounge there is an opening to a dining area, which in turn opens up into a fitted kitchen that benefits from a hob and has space for free standing appliances. To the first floor there are two double bedrooms that both benefit from built in wardrobes and there is a shower room consisting of an electric shower, WC and wash basin.

The residents have the use of a communal lounge with kitchen facilities, guest room, lifts, laundry room and communal maintained gardens. Offered for sale with no upward chain an early viewing is highly recommended.

Tenure Type: Leasehold

Lease Term: 125 Years granted 26/09/2002

Qualifying Age: 60 and over

Service Charge: £ 190.00 pcm*

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.





EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

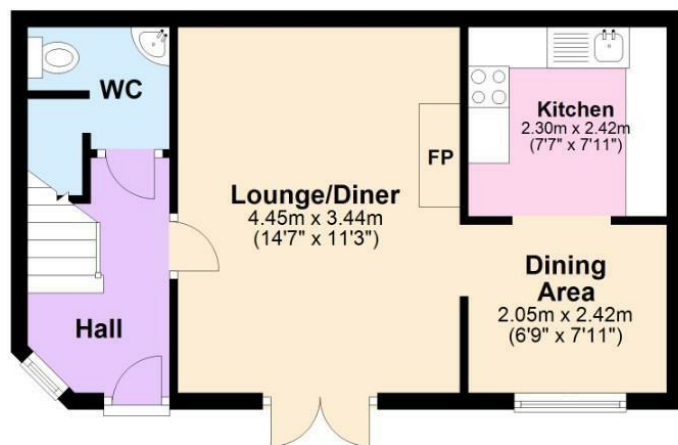
Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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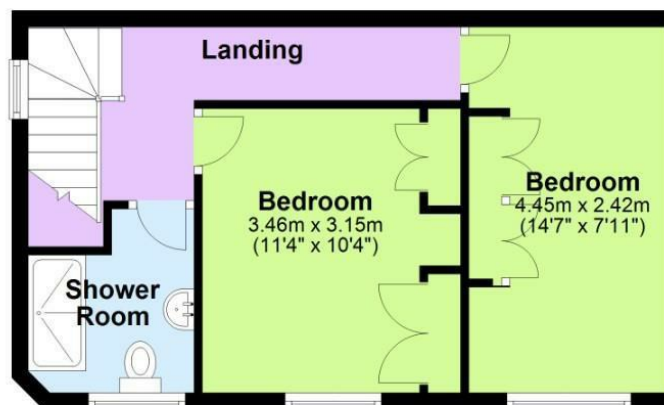
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 69.1 sq. metres (744.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND