



ROYSTON
& LUND

14 Giles Court Rectory Road, West Bridgford, Nottingham, NG2 6BL
Asking Price £150,000

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Royston and Lund are pleased to bring to the market this ground floor one bedroom retirement apartment for over 60's only. Situated in this thoughtfully designed retirement development which is within walking distance of West Bridgford Town Centre and situated to the front of the development. This apartment is very conveniently situated within the building just a short walk down the corridor from the communal lounge, guest room and laundry room. This is one of the best positioned apartments in the building for convenience.

In brief the property comprises an entrance hallway with storage and wall mounted intercom, a living room that benefits from a feature fireplace and has access to a patio area in the communal garden. There is a fitted kitchen that benefits from an integrated oven, hob and extractor fan with space for further free standing appliances. The main bedroom benefits from built in wardrobes and drawers and there is a shower room.

There is a pleasant communal reception area and overnight guest bedroom for hire with en-suite facilities and kitchen. Access to the complex is via a security intercom system. In addition included in the service charge is a communal laundry and attractive maintained rear gardens.

Lease 125 years from 2001
Service Charge £2790 per annum
Ground Rent £550 per annum

- Over 60's Ground Floor Apartment
- One Double Bedroom With Fitted Wardrobe
- Living Area With Access to a Patio in Communal Garden
- No Upward Chain
- Close to Central Avenue
- Communal Lounge, Laundry Room and Guest Room
- On Site Manager
- Leasehold
- EPC Rating C
- Council Tax Band B





