



31 Marlborough Court

West Bridgford | NG2 6BY | Guide Price £285,000

ROYSTON  
& LUND

- No Chain
- First Floor Retirement Flat
- Communal Facilities
- Amenities Nearby
- Leasehold - EPC Rating C
- Two Bedrooms
- Popular Location
- West Facing Balcony
- Over 60's
- Council Tax Band B





Guide Price: £285,000 \*No Chain\*

Royston & Lund are pleased to present this two bedroom first floor retirement apartment on Marlborough Court. It includes a west facing balcony which overlook the Tennis Courts. This property is suitable for the over 60's in this purpose built development which is conveniently placed for West Bridgford Town Centre and within easy access of Nottingham city centre via public transport.



The property briefly comprises of an entrance hallway with storage cupboard and airing cupboard, two bedrooms, shower room, kitchen and finally the living room with sliding doors leading onto the balcony offering fantastic views.

The property is leasehold with double glazing, gas central heating and a monitored emergency call system. The residents have the use of a communal lounge with kitchen facilities, guest room for family and friends to stay overnight (subject to a separate fee), lifts, laundry room and communal maintained gardens.

Leasehold Info:-

Length of Lease: 108 Years

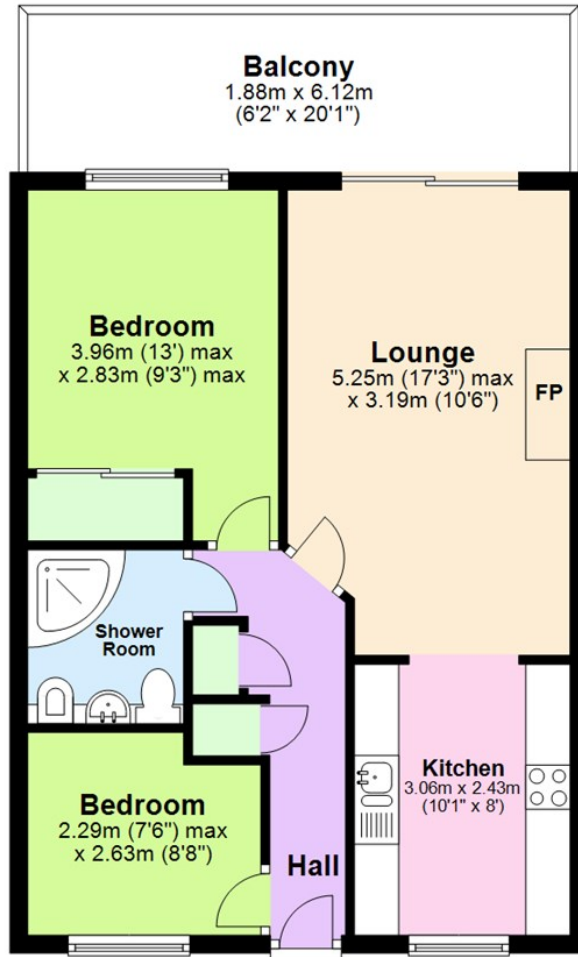
Lease Commence Date: 31 July 2007

Service Charge: £215 pcm

Management Company: Longhurst Group (Tel: 0800 111 4013)

### First Floor

Main area: approx. 51.5 sq. metres (554.0 sq. feet)  
Plus balconies, approx. 11.5 sq. metres (124.1 sq. feet)



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Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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