



19 Kingfishers Court

West Bridgford | NG2 6QF | Guide Price £220,000

ROYSTON
& LUND

- Two Bedroom Retirement Bungalow
- Good Access To Bus Stop
- No Upward Chain
- Built In Storage Throughout
- EPC D
- West Facing Patio To Rear
- Communal Facilities On Site
- Close To Local Amenities
- Leasehold 125 Years From 1992
- Council Tax Band B





Royston and Lund are pleased to bring to the market this well positioned two bedroom retirement bungalow on a highly sought after development in West Bridgford. The Property sits on the edge of the development that sides onto Alford Road Playing fields and has great access to the bus stop, as well as a communal car park in front that holds up to four vehicles.

In brief the property comprises a living area and a separate fitted kitchen with an integrated oven, hob, extractor fan and a handy pantry. There are two well proportioned bedrooms and a shower room. To the rear there is an east Facing patio area that forms part of a communal garden.

The service charge is £239.98 pcm and the Lease is for 125 years with effect from 1992

There is an age restriction to people over the age of 60 and is managed by The Longhurst Group. Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

There is a communal lounge with a Scheme Manager, there are a variety of activities available to include Coffee mornings, Bingo, Teas and Light Bites, weekly hairdresser and fitted kitchen and laundry room.





Total area: approx. 50.1 sq. metres (539.3 sq. feet)

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.

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

**ROYSTON
& LUND**